

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

BH2011/01154

Mill House Overhill Drive Brighton

Erection of two storey detached residential dwelling.

Applicant: Mrs Janet Hall

Officer: Anthony Foster 294495

Approved on 31/08/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 2.23 rev A, received 8 July 2011 and drawing nos. 2.21 rev B and 2.22 rev B received 29 July 2011.

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

6) UNI

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

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

7) UNI

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

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

8) 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 Report / Interim 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 Design Stage / 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.

9) UNI

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

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

10) 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 and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details prior to occupation of the dwelling hereby approved.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and for protection of trees and to comply with policies TR7 and QD16 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme to BS5837 (2005) 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.

13) UNI

No development shall commence until an Arboricultural Method Statement is submitted to and approved in writing by the Local Planning Authority. The Statement shall include details relating to the levels of the site within the Root Protection Areas and details regarding service runs. The development shall be carried out in strict accordance with the approved Statement.

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final / Post Construction Certificate by an accreditation body 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.

15) UNI

The development shall not be occupied until details of cycle parking 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 cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

16) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Local Planning Authority and the areas shall 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 to comply with policies TR7 and TR19

of the Brighton & Hove Local Plan.

17) 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, and bird boxes. 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.

18) UNI

The vehicle passing area as shown on the approved plans shall not be used otherwise than as a passing area for private motor vehicles belonging to the occupants of and visitors to the development hereby approved, the passing area shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be maintained and retained for use at all times.

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.

19) UNI

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

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

BH2011/01562

Land adjacent to 20 Old London Road Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 6 (a), 6 (b), 9, 10, 11 and 14 of application BH2010/02328.

Applicant: Mr Jeffrey Southern

Officer: Aidan Thatcher 292265

Approved on 31/08/11 DELEGATED

BH2011/01566

102 Mackie Avenue Brighton

Erection of ground floor rear extension.

Applicant: Mr H Choudhury

Officer: Helen Hobbs 293335

Refused on 24/08/11 DELEGATED

1) UNI

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property No.104 Mackie Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01648

7 Winfield Avenue Brighton

Erection of detached single storey annex in rear garden.

Applicant: Mr Simon Stoner

Officer: Liz Arnold 291709

Approved on 11/08/11 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) BH03.01

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.

3) 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.

4) UNI

The development hereby permitted shall not be commenced until working methods and a system and programme of onsite monitoring have been submitted to and approved in writing by the Local Planning Authority. In the event of root growth being disturbed during construction activates that are not within the scope of the Arboricultural Implication Assessment received on the 8th August 2011, construction work shall cease until the applicant has secured the implementation of a further programme of working methods and onsite monitoring which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the tree which is located within the vicinity of the site and 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 annexe 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. WA7PRO/01 received on the 7th June 2011, drawing no. WA7PRO/03 received on the 16th June 2011 and drawing no. WA7PRO/02 received on the 8th July 2011.

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

BH2011/01706

108 Carden Hill Brighton

Erection of first floor side extension with associated roof alterations.

Applicant: Mrs Jane Goddard

Officer: Kate Brocklebank 292175

Approved on 17/08/11 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. 2570/1 received 10 June 2011 and 2570/2 received on 27 July 2011.

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

BH2011/01912

7 Grangeways Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2008/02050.

Applicant: Mr David Stepney

Officer: Chris Swain 292178

Approved on 31/08/11 DELEGATED

BH2011/02042

19 Braybon Avenue Brighton

Erection of single storey rear/side extension (Retrospective).

Applicant: Brian Redman

Officer: Helen Hobbs 293335

Approved on 17/08/11 DELEGATED

PRESTON PARK

BH2011/01674

285 Ditchling Road Brighton

Certificate of lawfulness for proposed erection of single storey infill extension to rear.

Applicant: Robert Bowden

Officer: Chris Swain 292178

Refused on 22/08/11 DELEGATED

BH2011/01745

67 Stanford Avenue Brighton

Installation of canopy over hard standing.

Applicant: Ms Daisy Cockburn

Officer: Sue Dubberley 293817

Approved on 19/08/11 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.100 and 200 received on 16 June 2011.

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

BH2011/01757

Priory Court Stanford Avenue Brighton

Replacement of existing timber framed windows and doors to common stairways with new stainless steel reinforced double glazed PVCu windows and powder coated aluminium doors.

Applicant: Priory Court (Brighton) Residents Company Ltd

Officer: Helen Hobbs 293335

Approved on 25/08/11 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. AC/PC1 received on 7th July and drawing no. JH/PC/03 received on 13th July 2011.

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

BH2011/01784

68 Stanford Avenue Brighton

Erection of single storey rear extension at ground floor level either side of existing rear projection.

Applicant: Sara Chong Kwan

Officer: Anthony Foster 294495

Approved on 22/08/11 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 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. 2011 (20)000, (20)001, (20)002, (20)003, (20)004, (20)005, (21)000, (21)001, (21)002, (21)003, (21)0004, (21)005, (30)000, (30)001, (31)000, (31)001 received on 20 June 2011 and drawings no. 2011(10)000 Rev A, (11)000 Rev A received on 15 August 2011

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

BH2011/01806

105 Preston Road Brighton

Demolition of existing 1 and 2 storey rear extensions and erection of new replacement 2 storey rear extension.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 25/08/11 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) BH14.02

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

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

4) UNI

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 or glazed door other than those expressly authorised by this permission shall be constructed to the first floor walls 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 existing and proposed plan, elevation and section drawings received on the 21st of June 2011, and the location plan and block plan received on the 30th of June 2011.

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

BH2011/01853

45 Edburton Avenue Brighton

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

Applicant: Ms Gee Landau

Officer: Liz Arnold 291709

Approved on 24/08/11 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 rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 received on the 24th June 2011 and drawing nos. 02RevA, 03RevA and 04RevA received on the 1st July 2011.

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

BH2011/01901

87 Beaconsfield Villas Brighton

Installation of rooflights to front and side roof slopes.

Applicant: Mrs Rachel Urbach

Officer: Sonia Gillam 292359

Approved on 18/08/11 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 drawings nos. 1027-PA-001revA, 1027-PA-006revA received on the 6th July 2011, and 1027-PA-002, 1027-PA-003, 1027-PA-004, 1027-PA-005 received on the 28th June 2011.

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

BH2011/02074

38 Edburton Avenue Brighton

Loft conversion incorporating front and rear rooflights.

Applicant: Mr & Mrs Daggett

Officer: Helen Hobbs 293335

Approved on 25/08/11 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 front rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. CDC/Prem received on 12th July 2011.

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

REGENCY

BH2010/03122

Mitre House 149 Western Road Brighton

Extension at sixth floor to create two additional 2 bed flats with cycle storage. Alterations to flats on sixth floor (level 5) incorporating removal of timber conservatory, removal of service lift and radio transmitter room, removal of part of external fire escape stairs to courtyard and replacement of metal guarding with new glazed balustrade.

Applicant: Mr Anthony Crabtree

Officer: Guy Everest 293334

Approved on 26/08/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 3224.EXG.001, 3224.EXG.101, 3224.EXG.102, 3224.EXG.103 A, 3224.EXG.201, 3224.EXG.301, 3224.EXG.302, 3224.EXG.303, 3224.EXG.304, 3224.EXG.305, 3224.PL.100 A & 3224.PL.101 -A received 1st October 2010; and drawing nos. 3224.PL.102 B, 3224.PL.103 C, 3224.PL.201 C, 3224.PL.301 C, 3224.PL.302 C, 3224.PL.303 C, 3224.PL.304 C & 3224.PL.305 C & 3224.PL.800 received 21st February 2011.

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

3) UNI

The window openings to the rear elevation at fifth floor level, as indicated on hereby approved drawing no. 3224.PL.102 C, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

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

Unless otherwise agreed in writing by the Local Planning Authority ducting associated with the motor room and / or radio transmitter room shall be removed prior to the first occupation of the hereby approved residential units at 6th floor level. Any damaged brickwork shall be repaired to match the existing.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until dual flush toilets and aerated shower heads have been implemented in accordance with the details outlined within the Design & Access Statement. The approved measures shall thereafter be retained as such.

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

7) UNI

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

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

8) UNI

No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i) Samples of all external materials to be used in the construction of the external surfaces of the development hereby permitted;
- ii) Drawings at 1:20 scale of balustrading to the hereby approved roof terraces;
- iii) Drawings at 1:20 scale and 1:1 scale sections of the frames of the replacement windows which, unless otherwise agreed in writing by the local planning authority shall match the appearance, style, opening pattern and proportions of the existing windows.

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/03422

5 Bedford Place Brighton

Erection of railings around rear second floor roof terrace and reduction in size of roof terrace.

Applicant: Ms Alison Kinsley-Smith

Officer: Christopher Wright 292097

Approved on 17/08/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 790/01, 790/02, 790/07/A and 790/08 received on 1 November 2010; and drawing nos. 790/8, 790/9, 790/10, 790/11 and 790/12 received on 20 January 2011.

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

2) UNI

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

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

BH2010/03423

5 Bedford Place Brighton

Erection of railings around rear second floor roof terrace and reduction in size of roof terrace. Erection of replacement railings to top floor roof terrace.

Applicant: Ms Alison Kinsley-Smith

Officer: Christopher Wright 292097

Approved on 17/08/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 790/07 and 790/08 received on 1 November 2010; 790/8, 790/9, 790/10, 790/11 and 790/12 received on 20 January 2011; and 790/05A and 790/06A received on 26 January 2011.

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

2) UNI

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

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

BH2011/01209

128 Western Road Brighton

Display of externally illuminated fascia sign.

Applicant: Sohrab Sabbaghpour

Officer: Wayne Nee 292132

Approved on 22/08/11 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.

BH2011/01574

Flat 1 33 Montpelier Crescent Brighton

Removal of non-original internal studwall, relocation of internal bathroom door to facilitate new bathroom suite.

Applicant: Ms J Dickson

Officer: Jason Hawkes 292153

Approved on 24/08/11 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 details of the proposed architrave for the new door opening, including a 1:1 scale door section, has been submitted to and approved in writing by the Local Planning Authority. The architrave should match the originals in the building. 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.

BH2011/01581

7 Dukes Lane Brighton

Installation of new shop front. (Part Retrospective)

Applicant: Bare Escentuals

Officer: Christopher Wright 292097

Refused on 24/08/11 DELEGATED

1) UNI

The proposed replacement shopfront, by reason of the minimalist and modern design which excludes traditional architectural features such as joinery detailing and a stall riser, would be incongruous and discordant with the style and appearance of adjoining shopfronts and the historic character of the Dukes Lane shopping street and the Old Town Conservation Area. As such the proposal is contrary to the requirements of policy QD10 of the Brighton & Hove Local Plan

and Supplementary Planning Document SPD02: Shopfront Design.

BH2011/01631

21 Montpelier Street Brighton

Installation of rear dormer with French doors to replace existing rooflight to connect to existing balcony.

Applicant: Ms Gillian Latham

Officer: Mark Thomas 292336

Refused on 23/08/11 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to a Listed Building will only be permitted where the proposal would not have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting, and should respect the scale, design, materials and finishes. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposal to construct a dormer window which would involve the breaking of the eaves and the masonry below and the insertion of full height French doors would represent an incongruous and poorly designed addition to the rear of the property. The proposed dormer would be visible from Montpelier Villas to the west and, as such, the proposed development would have a wider impact on the character and appearance of the Montpelier and Clifton Hill conservation area in which the property is situated. For the reasons outlined, the proposed development is considered contrary to guidance contained within SPGBH1 and policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2011/01633

21 Montpelier Street Brighton

Installation of rear dormer with French doors to replace existing rooflight to connect to existing balcony.

Applicant: Ms Gillian Latham

Officer: Mark Thomas 292336

Refused on 23/08/11 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to a Listed Building will only be permitted where the proposal would not have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting, and should respect the scale, design, materials and finishes. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposal to construct a dormer window which would involve the breaking of the eaves and the masonry below and the insertion of full height French doors would represent an incongruous and poorly designed addition to the rear of the property, which would be readily visible from the west at the break between nos. 8 and 9 Montpelier Villas. For the reasons outlined, the proposed development is considered contrary to the aforementioned policy and guidance.

BH2011/01687

St Mary Magdalen CP School Spring Street Brighton

Installation of disabled access ramp to South elevation incorporating revision to access gates. Provision of disabled toilet on lower ground floor.

Applicant: St Mary Magdalen CP School

Officer: Christopher Wright 292097

Approved on 19/08/11 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 design and access statement and drawing nos. 1057-P-01,

1057-P-02-A, 1057-P-103, 1057-P-104 and 1057-P-06 received on 9 June 2011.

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

BH2011/01743

15 Preston Street Brighton

Change of Use from take-away (A5) to cocktail bar (A4).

Applicant: Mixology Group

Officer: Charlotte Hughes 292321

Refused on 15/08/11 DELEGATED

1) UNI

Policies QD27 and SU10 seek to ensure that change's of use would not cause material nuisance or loss of amenity to surrounding residents and occupiers. The proposed change of use to an A4 drinking establishment would have an adverse impact on the amenities of adjacent residents in terms of increased noise, disturbance and anti-social behaviour, in an area already identified as being of special concern. The proposal would therefore be contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2011/01771

7 Dukes Lane Brighton

Display of internally illuminated fascia sign and projecting sign.

Applicant: Bare Escentuals

Officer: Christopher Wright 292097

Approved on 19/08/11 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.

BH2011/01808

45 - 46 North Street Brighton

Extension at roof level of No. 46 to form new one bedroom flat across No's 45 and 46 North Street.

Applicant: Mr E Sharanizadeh

Officer: Guy Everest 293334

Refused on 24/08/11 DELEGATED

1) UNI

The existing building (no. 46) makes a significant contribution to the street scene and to the character and appearance of the Old Town Conservation Area. The additional storey and resulting levelling of building heights would have an unacceptable effect on the varied appearance of the street and would weaken the prevailing character and appearance of the Conservation Area. Furthermore the additional storey would appear poorly designed and detailed in relation to the existing building and those adjoining. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Guidance Note 1, roof alterations and extensions.

BH2011/01868

Basement Flat Rear at 88 & 88a Montpelier Road Brighton

Certificate of Lawfulness for proposed conversion of two flats into a single residential dwelling.

Applicant: Langton Property & Leisure

Officer: Christopher Wright 292097

Approved on 19/08/11 DELEGATED

BH2011/01904

47 Temple Street Brighton

Change of Use from a single dwelling (C3) to a language school on the ground floor (D1) with maisonette above (C3).

Applicant: Mr Firas Baja

Officer: Clare Simpson 292454

Refused on 23/08/11 DELEGATED

1) UNI

The proposed development would result in the loss of part of a family home with a garden, to incorporate a small language teaching facility. The garden area would no longer be made available for the use of the proposed maisonette in connection with family use, and storage for bicycles and refuse and recycling would be removed. Additionally, the maisonette would be required to share the small communal entrance hall with the proposed small language teaching facility. The use of the shared and confined access arrangements would harm the amenity of the future occupiers of the residential flat and would be impractical for the proposed community facility. The proposal would thereby be contrary to policies HO9, HO19 and QD27 of the Brighton & Hove Local Plan.

BH2011/01905

4 Bedford Square Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/00371.

Applicant: Jacqui Church

Officer: Wayne Nee 292132

Approved on 30/08/11 DELEGATED

BH2011/01960

78 West Street Brighton

Change of use of part of ground floor and part of basement floor of existing night club (Sui-generis) to form a separate bar (A4).

Applicant: HK Bars (Brighton) Ltd

Officer: Paul Earp 292193

Approved on 30/08/11 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 11.00am and 04.00am.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved planning, design and access statement; and location plan received on 1

July 2011; drawing nos. 275/EXP/001 and 275/EXP/002 received on 14 July 2011; drawing nos. 275/PP/021 and 275/PP/022 received on 15 July 2011; and drawing no. 005 received on 4 August 2011.

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

BH2011/01985

5 Prince Albert Street Brighton

Display of non-illuminated fascia and hanging signs.

Applicant: The Lollipop Shoppe

Officer: Adrian Smith 290478

Approved on 19/08/11 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 00_01, 01_02 & 03_01 submitted on 5th July 2011.

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

BH2011/02367

5-6 Montpelier Road Brighton

Non Material Amendment to BH2010/00340 to the internal layout of each dwelling and the repositioning of rear windows.

Applicant: Motcomb Estates Ltd

Officer: Adrian Smith 290478

Approved on 31/08/11 DELEGATED

ST. PETER'S & NORTH LAINE

BH2010/03197

33 Roundhill Crescent Brighton

Internal alterations including loft conversion, installation of rear rooflights, creation of Juliet balcony at first floor rear incorporating French doors to replace existing window and associated works.

Applicant: Mr & Mrs Farsides

Officer: Chris Swain 292178

Approved on 31/08/11 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) BH13.14

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

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

3) UNI

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

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

4) UNI

The existing walls and ceilings shall not be overboarded and all sound proofing and fire protection works shall be carried out within the floor to ceiling voids. Any fireproofing to the new and existing doors should be an integral part of the door construction and fireproofing of original doors shall be carried out using intumescent veneers, papers or paints in such a manner as to not obscure the panelling and its mouldings. Self-closing mechanisms, if required, shall be of the concealed mortice type.

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

5) UNI

The new French doors at first floor level shall be single glazed inward-opening painted timber ones without trickle vents and with architraves, glazing bar

dimensions and mouldings and frame mouldings to match exactly those of the original windows and with a masonry cill to match the original window cill. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original windows.

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

6) UNI

The panel mouldings for all the new doors shall be the same as shown on drawing No. 731/03C for the under stair cupboard.

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

7) UNI

The Juliet balcony railings shall be galvanised, primed with an etching primer and painted black 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.

8) UNI

No development shall take place until details of the rooflight, 1:1 scale external joinery sections, and details of the Juliet balcony railings, including 1:1 scale sections through the rails have been submitted to and approved by the Local Planning Authority in writing. 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 preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

9) UNI

The first floor ceiling joists and ceiling plaster and the roof rafters shall be retained intact and the new supporting structure for the room in the roof shall be constructed over the top of the existing ceiling structure.

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

BH2010/03277

Sovereign House Church Street Brighton

Change of Use of part ground floor from office (B1) to retail (A1) incorporating full height double glazed windows to Church Street elevation.

Applicant: Aberdeen Asset Management

Officer: Jonathan Puplett 292525

Approved on 23/08/11 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 approved by this permission shall be commenced until documentary evidence is submitted to and approved in writing by the Local Planning Authority to show that contracts have been entered into by the developer to ensure that the building work which is the subject of planning permission ref. BH2010/03276 is commenced prior to or concurrently with the development hereby approved.

Reason: To ensure that the development hereby approved would not result in a net loss of available office floorspace, and to comply with policy EM5 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for staff and customers of the retail unit 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 commencement of the use hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

The use hereby permitted shall only operate between 07.00 and midnight Monday to Saturday (excluding Bank Holidays), and between 09.00 and 23.00 on Sundays and Bank Holidays.

Reason: To protect the amenity of neighbouring residents and to comply with Policies QD27 and SU10 of the Brighton & Hove Local Plan.

5) UNI

No servicing (i.e. deliveries to or from the premises) shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and between 09.00 and 17.00 on Sundays and Bank Holidays.

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

6) UNI

No development approved by this permission shall be commenced until further details of the fresh air input grille, shop windows and doors including 1:20 sample elevation drawings 1:1 section drawings, and material samples of the fresh air input grille, shop windows and doors, and the proposed new paving have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details.

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved Design and Access Statement received on the 18th of October 2010, drawing nos. P001/A, P002/A, P100/A, P101/A, P102/A, P103/A, P104/A, and P120/A received on the 27th of October 2010, the 'Town Planning Statement' received on the 4th of January 2011, drawing nos. P400/B and P500/B received on the 7th of January 2011, the additional retail statement received on the 16th of May 2011, drawing nos. P200/F, P400/E and P500/E received on the 22nd of June 2011, and the additional retail statement received on the 22th of July 2011.

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

8) UNI

The A1 use hereby permitted shall not commence operation until a minimum of 350m² of the additional office (B1) floorspace approved under application BH2010/03276 is constructed in accordance with the approved drawings and details and is available for occupation as office (B1) use.

Reason: To ensure that the development hereby approved would not result in a net loss of available office floorspace, and to comply with policy EM5 of the Brighton & Hove Local Plan.

BH2010/03803

5 Lewes Road Brighton

Erection of refrigeration unit to rear and ventilation duct terminal to rear at first floor level. (Retrospective).

Applicant: Chicks, Chicken & Pizza

Officer: Anthony Foster 294495

Approved on 19/08/11 DELEGATED

BH2011/01324

3 Queens Place Brighton

Change of Use from motor repair garage (B2) to yoga/meditation studio (D1). External alterations including formation of pitched roof with rooflights to rear, installation of rooflights to front and rear roofslopes and alterations to windows and doors.

Applicant: Ms Holly Cooper

Officer: Aidan Thatcher 292265

Approved on 17/08/11 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) BH05.09A

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.

3) BH06.02

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

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

4) BH07.02

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

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

5) 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. Location/Block Plan, 01 and 02 received on 10.05.11.

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

7) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.30 and 22.30 on Mondays to Saturdays and 09.00 and 22.00 on Sundays and 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.

8) 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 sure an acceptable impact to the existing building, to ensure no harmful impact on the setting of the adjacent listed buildings and conservation area and to comply with policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

9) UNI

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

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

BH2011/01483

Good Companions Public House 132 Dyke Road Brighton

Formation of partially covered timber seating area to rear garden with timber fencing surrounding. Installation of extraction flue to south side elevation. (Retrospective)

Applicant: Indigo Pub Co Ltd

Officer: Sonia Gillam 292359

Approved on 18/08/11 DELEGATED

1) UNI

The partially covered timber seating area to the rear garden hereby approved shall not be in use after 23.00 hours on any night.

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

BH2011/01613

44 - 47 Gardner Street Brighton

Installation of new shopfront and associated works.

Applicant: Colin Granger

Officer: Aidan Thatcher 292265

Approved on 17/08/11 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

All the new doors and windows hereby approved shall be painted softwood and shall be retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. BI.01, BI.02, BI.17, BI.18 and BI.48 received on 03.06.11, drawing no. 09.06.11 received on 09.06.11 and drawing nos. BI.05A, BI.06A, BI.07A, BI.10C, BI.11B, BI.12B, BI.60 and BI.61 received on 22.06.11.

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

BH2011/01658

26-28 Surrey Street Brighton

Erection of timber decking with ramped access and timber balustrade to front. Removal of existing awnings and installation of a new awning.

Applicant: Orbit Licenced Property

Officer: Liz Arnold 291709

Refused on 25/08/11 DELEGATED

1) UNI

The proposed decking, ramp and associated balustrading, by virtue of their design and positioning, would result in a development which is discordant with the character and appearance of the existing building and wider terrace and a development which is intrusive and unduly dominant in the street scene, to the detriment of visual amenity. The development neither enhances nor sympathises with the traditional style and character of the West Hill Conservation Area or the setting of the nearby listed Brighton station. The proposal is therefore contrary to policies QD1, QD14, HE3 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 on Shop Front Design.

2) UNI2

The proposed decking and associate ramp, as a result of their positioning on publicly adopted highway, fail to accord with policies TR7 and TR8 of the Brighton & Hove Local Plan as the development would result in an increased risk to users of the public highway and would obstruct and restrict a pedestrian route and link.

3) UNI3

The applicant has failed to provide information on the colour and material of the proposed awning or sufficient information on the design, size, positioning and relationship of the proposed awning housing in respect to the existing fascia. A complete assessment of the proposal therefore cannot be made with regards to impact upon the visual amenities of the property, the Surrey Street street scene and the wider area, including the surrounding West Hill Conservation Area and the setting of the listed Brighton Station. The proposal is therefore contrary to policies QD1, QD11, QD14, HE3 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 on Shop Front Design.

4) UNI4

Notwithstanding refusal reason no. 3, the proposed awning, by virtue of its excessive size, design and positioning, would be of detriment to the visual amenities of the property, the Surrey Street street scene and the wider area, including the surrounding West Hill Conservation Area and the setting of the listed Brighton Station. The proposal is therefore contrary to policies QD1, QD11,

QD14, HE3 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 on Shop Front Design.

BH2011/01708

12 St Georges Place Brighton

Internal and external alterations in connection with a change of use from offices (B1) to 5 self-contained flats.

Applicant: Mr & Mrs M Alexander

Officer: Jonathan Puplett 292525

Approved on 15/08/11 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) BH13.06

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

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

3) BH13.11

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

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

4) UNI

The works hereby permitted shall not be commenced until details of the design, material and finish of the new external basement steps 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.

5) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. All replacement doors shall accord with approved drawing no. 964.26a 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.

BH2011/01814

52A Buckingham Road Brighton

Internal alterations to layout of flat and painting of front basement window frame.

Applicant: Westcott Developments

Officer: Sonia Gillam 292359

Approved on 16/08/11 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) BH13.11

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

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

3) BH13.14

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

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

BH2011/01838

84 Richmond Road Brighton

Installation of rooflight to front roofslope.

Applicant: Mrs Cath Kronhamn

Officer: Sonia Gillam 292359

Approved on 16/08/11 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 rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no KR/01 received on the 23rd June 2011.

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

BH2011/01975

51 Church Street Brighton

Erection of two storey rear extension at lower ground and ground floor levels.

Applicant: Mr Mike Lancaster

Officer: Sonia Gillam 292359

Approved on 24/08/11 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 100revD received on 4th July 2011.

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

WITHDEAN

BH2011/01655

22 Friar Crescent Brighton

Erection of single storey rear extension.

Applicant: Mr Ian Horscroft

Officer: Christopher Wright 292097

Approved on 26/08/11 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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed on the extension 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 smaller of the two windows proposed on the southern flank wall ('utility' room) shall not be glazed otherwise than with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the windows is installed, and thereafter permanently retained as such.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 05/2011 Revision C, Sheets 1 and 2, received on 24 August 2011.

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

BH2011/01715

29 Friar Crescent Brighton

Alterations to rear of property including erection of first floor extension with pitched roof, conversion of attic space, insertion of rooflights, new balcony and steps. Revised fenestration.

Applicant: Mr S Plant & Ms V Lynch

Officer: Wayne Nee 292132

Approved on 19/08/11 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 no. 2104-PL-007 received on 13 June 2011, and drawing nos. 2104-PL-001, 003, 004, 005 and 006 received on 30 June 2011.

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

BH2011/01738

41 Wayland Avenue Brighton

Demolition of existing bungalow and erection of 2no 5 bed detached dwelling houses with detached garages.

Applicant: Mrs M Patten

Officer: Christopher Wright 292097

Refused on 17/08/11 DELEGATED

1) UNI

The proposed development would, by reason of the siting, height and bulk of the dwellings and the level of excavation to form a lower ground level, have a 3-storey appearance and be readily visible from the street behind existing properties fronting Wayland Avenue, and as such would appear unduly dominant and out of character with the prevailing townscape and unsympathetic with the natural topography of the site, to the detriment of visual amenity. As such the development would detract from the appearance and positive qualities of the local area and is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The majority of the bedrooms within each proposed dwelling would be at lower ground level, with views into 2m wide trenches between 1.6m and 2.2m below adjacent ground level. Natural light to these rooms would be from these sunken areas and from small openings at ground level via light wells. The outlook from these lower ground floor rooms would be relatively poor and future residents would experience a sense of enclosure and cramped, claustrophobic living conditions which would be detrimental to amenity. This is contrary to the objectives of policy QD27 of the Brighton & Hove Local Plan.

BH2011/01874

44 Inwood Crescent Brighton

Erection of two storey front extension including new porch at ground floor.

Applicant: Mr Seth Richardson

Officer: Charlotte Hughes 292321

Approved on 31/08/11 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.104, 105, 107 received on 27th June 2011 and 106/A, 108/A received on 6th July 2011.

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

BH2011/01879

95 Loder Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormers and juliet balcony to rear and rooflights to front elevation with alterations to fenestration.

Applicant: Mr & Mrs Kevin Mills

Officer: Christopher Wright 292097

Approved on 18/08/11 DELEGATED

BH2011/01950

15 Withdean Road Brighton

Loft conversion incorporating installation of 2no roof lanterns within flat roof above. (Retrospective).

Applicant: Mr Julian King

Officer: Jason Hawkes 292153

Approved on 19/08/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings named: 'Block Plan', 'Existing Roof Plan', Existing Side Elevation and Section', 'Existing Second Floor Plan', 'Existing Front and Rear Elevation', 'Proposed Roof Plan', 'Proposed Second Floor Plan', 'Proposed Side Elevations and Section' and 'Proposed Rear & Front Elevation' received on 30th June 2011.

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

BH2011/01953

54 Bramble Rise Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, single storey rear extension, porch at front of house and erection of detached outbuilding to rear.

Applicant: Mr Phil McDonald

Officer: Mark Thomas 292336

Approved on 30/08/11 DELEGATED

BH2011/01961

11 The Beeches Brighton

Erection of single storey rear extension. Erection of new extended porch with additional glazed veranda to front elevation. Conversion of existing integral double side garage to habitable space. All external doors adapted to level access by raising of external pavings. Extension to driveway.

Applicant: Mr Nathan Chapman

Officer: Jason Hawkes 292153

Approved on 18/08/11 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 proposed side window facing south 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.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed to the side (south facing) elevation of the approved extension.

Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed with the local planning authority in writing, all trees to be retained on site and adjacent the site shall be protected to standard BS 5837 (1991) and (2005).

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.715/01, 02, 03 & 04 received on 1st July 2011.

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

7) UNI

No development shall take place until reasonable facilities have been arranged with the Local Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the Local Planning Authority, and their nominated representatives, of the date when work on site is likely to start.

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

BH2011/01971

Land Adjoining 9 Woodside Avenue Brighton

Application for removal of condition 10 of application BH2009/00803 (Construction of a new three-storey dwelling with pitched roof and solar panels) which states that no development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority.

Applicant: John Goodison & Anna Harvey

Officer: Clare Simpson 292454

Approved on 25/08/11 DELEGATED

1) 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.

2) BH02.04

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

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

3) BH02.08

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

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

4) 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.

5) BH05.01

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 3 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 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.

6) BH05.02

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 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.

7) 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.

8) 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.

9) 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.

10) 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.

11) UNI

The development hereby permitted shall expire on 9th July 2012.

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

12) UNI

No development shall be commence until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all levels of the development and have been submitted to and approved in writing by the

Local Planning Authority. The development shall be implemented in accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

13) UNI

Notwithstanding the development shall take place until a revised written Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with 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

14) UNI

Unless otherwise agreed in writing, all service runs for the new dwelling shall be located on the northern side of the new building, away from the protected trees on-site.

Reason: To ensure the preservation of the protected trees on site and in accordance with QD16 of the Brighton & Hove Local Plan.

15) UNI

Prior to development commencing a full arboriculture report and method statement shall be submitted to and approved by the Local Planning Authority in writing. The report shall outline the measures for the protection of the trees to be retained, on site and identify the species and maturity of the replacement trees to be planted. The development shall be carried out in strict accordance with the approved details.

Reason: as insufficient information has been submitted and in order to ensure the preservation of the protected trees on site, and replacement planting and in accordance with QD16 of the Brighton & Hove Local Plan.

16) UNI

Prior to development commencing, the tree protection fences agreed in details to be submitted in relation to condition 17, shall be erected on site and inspected by a member of the Councils Arboriculture Department. The agreed protection measures shall remain in place during the duration of construction.

Reason: To ensure adequate preservation of the trees on site in the interested on the visual amenities of the area in accordance with policy QD16 of the Brighton & Hove Local Plan.

BH2011/02120

3 Hazeldene Meads Brighton

Erection of two storey side and front extensions and a single storey rear extension.

Applicant: Mr David Vaughan

Officer: Clare Simpson 292454

Refused on 31/08/11 DELEGATED

1) UNI

The development would rely on a range of modern materials which would contrast markedly with the established materials in the area; the window design on the front elevation would have a combination of vertical and horizontal emphasis, contributing to an incoherent design approach; and the front gable extension would result in a complex side roof profile. The proposed development represents a disjointed and poor design which would detract from the appearance

of the property. The development is contrary to policy and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The projection of the side extension to a distance of one metre from the side boundary would give the dwelling an over-extended appearance and would fail to respect the established spaces between buildings and boundaries which define the open character of this estate. The extension would also impinge on the building line of 5 Hazeldene Meads. The development would harm the character of the area contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan.

EAST BRIGHTON

BH2011/00687

20 Chesham Street Brighton

Conversion of existing garage to a bedroom including re-cessing of west elevation and insertion of a window and replacement of all existing windows and alteration to front boundary wall. (Retrospective).

Applicant: Whisper Developments

Officer: Liz Arnold 291709

Approved on 12/08/11 DELEGATED

1) UNI

Unless otherwise agreed in writing, the replacement windows hereby approved shall be painted within one month of the date of this permission 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.

BH2011/01246

24 Portland Place Brighton

Internal and external alterations incorporating retiling of roof and repairs to chimney, replacement windows and fanlight over front door, retiling of front entrance steps, replacement of windows with doors on rear and side elevation at lower ground floor and associated alterations.

Applicant: Mrs Sarah Maciver

Officer: Anthony Foster 294495

Approved on 19/08/11 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 works shall take place until full details of the proposed array of chimney pots and the profile of the string course for the works including 1:20 scale sample elevations and 1:1 scale 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 the satisfactory preservation of this listed building and to comply with policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed replacement doors 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 policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

4) UNI

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, including the slate roof and stone for the entrance steps 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 policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no 24 PP.02, 03, 10, 11, 12, 13, 14, 15, 16, 23A, 24, 29, 50 received on 28 April and drawings no. 24 PP.19B, 20B, 21B, 22B, 51A, 55A received on 14 July 2011.

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

6) UNI

No works shall take place until 1:1 scale sample sections (vertical and horizontal) of the proposed replacement windows have been submitted to and approved in writing by the LPA. 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 policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

BH2011/01247

24 Portland Place Brighton

Internal alterations to layout.

Applicant: Mrs Sarah Maciver

Officer: Anthony Foster 294495

Approved on 19/08/11 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 array of chimney pots and the profile of the string course for the works including 1:20 scale sample elevations and 1:1 scale 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 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 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed replacement doors 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 samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces, including the slate roof and stone for the entrance steps 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.

5) UNI

Notwithstanding the approved drawings the proposed internal doors at second floor level identified on drawings no. 24 PP.21B shall be a jib door set flush to the wall with a decorative finish to match surrounding walls.

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

6) UNI

No works shall take place until 1:1 scale sample sections (vertical and horizontal) of the proposed replacement windows 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.

BH2011/01364

24 Portland Place Brighton

Formation of balustraded rear roof terrace at first floor level incorporating alterations to form flat roof and installation of double doors to replace existing window.

Applicant: Mrs Sarah Maciver

Officer: Anthony Foster 294495

Refused on 11/08/11 DELEGATED

1) UNI

The proposed roof terrace and alterations are considered to be an incongruous feature that would be detrimental to the character and appearance of the listed building and surrounding conservation area, unbalance the pair of listed buildings and appear as a discordant modern addition to the properties. As such the proposal is contrary to policies HE1, HE6 and QD14 of the Brighton & Hove Local plan

2) UNI2

The proposed terracing at first floor level would result in a significant increase in the level of perceived level overlooking and loss of privacy of the neighbouring adjoining properties, No.25 Portland Place and 134-136 Marine Parade, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01365

24 Portland Place Brighton

Formation of balustraded rear roof terrace at first floor level incorporating alterations to form flat roof and installation of double doors to replace existing window.

Applicant: Mrs Sarah Maciver

Officer: Anthony Foster 294495

Refused on 11/08/11 DELEGATED

1) UNI

The proposed roof terrace and alterations are considered to be an incongruous feature that would be detrimental to the character and appearance of the listed building and surrounding conservation area, unbalance the pair of listed buildings and appear as a discordant modern addition to the properties. As such the proposal is contrary to policies HE1, HE6 and QD14 of the Brighton & Hove Local Plan.

BH2011/01485

15 St Marys Square Brighton

Replacement of existing timber framed windows and rear doors with UPVC units.

Applicant: Mrs Diana Allbeury

Officer: Chris Swain 292178

Approved on 18/08/11 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 four unnumbered drawings and a manufacturer's specification brochure received on 3 June 2011, four annotated photographs, a design and access statement and a site plan received on 23 June 2011.

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

BH2011/01572

7 Belle Vue Gardens Brighton

Erection of single storey rear extension to replace existing extension and conservatory and excavation to create terrace (part retrospective)

Applicant: Mr Ramon Fernandez-Alvarez & Mrs Sabine Zickler

Officer: Kate Brocklebank 292175

Approved on 11/08/11 DELEGATED

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.11.03.06 / 3 received on 31 May 2011 and 11.03.06 / 4 E received on 9 August 2011.

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

BH2011/01936

31 Bennett Road Brighton

Erection of single storey rear extension.

Applicant: Mrs Mariola McLachlan

Officer: Sonia Gillam 292359

Refused on 24/08/11 DELEGATED

1) UNI

The proposed extension, by virtue of its siting, size, height and massing, would adversely affect the amenities of the occupiers of no. 33 Bennett Road resulting in overbearing visual impact, loss of outlook and light and an increased sense of enclosure. As such the proposal would detrimentally impact on the residential

amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02014

24 Portland Place Brighton

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of Listed Building application BH2010/02322.

Applicant: Mrs Sarah Maciver

Officer: Anthony Foster 294495

Approved on 31/08/11 DELEGATED

HANOVER & ELM GROVE

BH2011/01493

17 Hanover Crescent Brighton

Erection of first floor extension at front of property. New roof design to the rear extension.

Applicant: Mr Niel Purrsey

Officer: Helen Hobbs 293335

Approved on 19/08/11 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) BH13.02

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) 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.

4) BH13.05

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

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

5) BH13.11

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

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

6) UNI

Notwithstanding drawing No. 2014/005 (proposed elevations and sections) submitted on 1st July 2011 the lion statue shall be relocated to sit above the parapet of the first floor extension hereby approved matching in level the lion

statue of the adjoining listed building at No. 18 Hanover Crescent.

Reason: To ensure a satisfactory preservation of the listed building 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. 2014/001, 2014/002 and 2014/004 received on 21st June 2011 and 2014/005 received on 1st July 2011.

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

BH2011/01494

17 Hanover Crescent Brighton

Erection of first floor extension at front of property. New roof design to the rear extension.

Applicant: Mr Neil Purrsey

Officer: Helen Hobbs 293335

Approved on 19/08/11 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) BH13.02

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) 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.

4) BH13.05

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

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

5) BH13.11

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

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

6) UNI

Notwithstanding drawing No. 2014/005 (proposed elevations and sections) submitted on 1st July 2011 the lion statue shall be relocated to sit above the parapet of the first floor extension hereby approved matching in level the lion statue of the adjoining listed building at No. 18 Hanover Crescent.

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

BH2011/01551

33 Montreal Road Brighton

Erection of a single storey extension incorporating rooflights and associated external alterations.

Applicant: Mrs Katie Wickes

Officer: Chris Swain 292178

Approved on 25/08/11 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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the north facing side elevation of the hereby approved extension without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. CH423/002, CH423/003 and CH432/009 and a design and access statement received on 27 May 2011 and drawing nos. CH423/007A and CH423/008A received on 3 August 2011.

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

BH2011/01634

136 Islingword Road Brighton

Installation of fridge condenser unit to rear elevation.

Applicant: Arka Original Funerals

Officer: Jonathan Puplett 292525

Refused on 16/08/11 DELEGATED

1) UNI

The condenser unit would be visible from street level and would harm the appearance and character of the building and the Valley Gardens Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The operation of the condenser unit in close proximity to residential properties would be likely to cause significant noise and disturbance, which would be contrary to policies QD14, QD27 and SU10 of the Brighton & Hove Local Plan.

BH2011/01680

151 & 151A Elm Grove Brighton

Replacement of existing windows and doors with UPVC windows and doors.

Applicant: Downside Developments (Brighton) Ltd

Officer: Chris Swain 292178

Approved on 17/08/11 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 drawing nos. 31806/1 and 31806/2, a site and block plan, a waste minimisation statement and a design and access statement received on 8 June 2011 and two manufacturer's brochures received on 22 June 2011.

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

BH2011/01776

26A St Martins Place Brighton

Erection of four storey building to replace existing garage comprising of office accommodation on ground floor, 2no one bedroom flats and 3no two bedroom flats on upper floors incorporating terraces, bicycle parking and associated works.

Applicant: Mr Mark Buckle

Officer: Sue Dubberley 293817

Refused on 23/08/11 DELEGATED

1) UNI

The proposed development would by reason of its design, bulk, materials and detailing be out of keeping with surrounding development and represents an incongruous feature that fails to respect the context of its setting. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in an overdevelopment of this site by reason of the number of units proposed, failure to respect the context of its setting and would be out of keeping with surrounding buildings and would consequently have an overbearing impact on the existing neighbouring development. The proposed development would therefore be contrary to policies QD1, QD2, and QD3, of the Brighton & Hove Local Plan.

3) UNI3

The proposal does not provide for the travel demand it creates, and therefore represents an increased risk to users of the public highway due to the additional stopping turning and reversing traffic that would be created. It therefore fails to comply with policies TR1, TR7, and TR8

4) UNI4

The proposed development would by reason of height, scale, layout, number of dwellings and internal floor layouts of flats lead to a significant level of overlooking and consequential loss of privacy to the rear gardens of neighbouring residential amenity and to the front windows of No26 St Martin's Place. The proposal would therefore be contrary to planning policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2011/01828

162 Elm Grove Brighton

Installation of new shop front. (Retrospective)

Applicant: McNoel Wines

Officer: Sonia Gillam 292359

Refused on 16/08/11 DELEGATED

1) UNI

The shopfront, by reason of its design, proportions, materials and colour has a visually intrusive appearance and is out of keeping with the building and

adversely affects the visual amenity of the surrounding area. The roller shutter and box housing obscure the shopfront and window display when down, creating an unattractive, dead appearance to the frontage. The proposal is therefore contrary to policies QD2, QD8 and QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

2) UNI2

The shopfront has no provision made for easy access to the shop for disabled people, the elderly and people with pushchairs. The proposal is therefore contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

HOLLINGDEAN & STANMER

BH2011/01862

218 Ditchling Road Brighton

Erection of single storey side/rear extension.

Applicant: Mr Shah

Officer: Chris Swain 292178

Refused on 22/08/11 DELEGATED

1) UNI

The proposed single storey extension, by reason of its height, width, design and positioning would relate poorly to the existing property, resulting in an excessively bulky addition that would form an overly dominant and incongruous element within the street scene and detract from the appearance and character of the property and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2011/01865

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

Approved on 25/08/11 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

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1.0, 1.1, 1.2, 1.3, 2.0 and 2.1 received on 24.06.11.

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

MOULSECOOMB & BEVENDEAN

BH2011/01076

Unit 1 Fairway Trading Estate Eastergate Road Brighton

Installation of two air intake/extract cowls on roof of main building.

Applicant: Brighton & Hove City Council

Officer: Kate Brocklebank 292175

Approved on 31/08/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 209/01 rev P1, 209/02 rev P1, 209/03 rev P1, 209/04 rev P1, 209/05 rev P1, attenuator schedule received on 11 April 2011, 'calculated noise levels at roof outlets' received 18 May 2011.

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

QUEEN'S PARK

BH2010/02012

25-28 St James's Street Brighton

Redevelopment of first floor and airspace above to form residential development of 33 flats (including 13 affordable flats) over four floors above existing retail at 25-28 St James's Street Brighton

Applicant: Dicotest LDA

Officer: Aidan Thatcher 292265

Approved after Section 106 signed on 26/08/11 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) BH02.07

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) 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 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.

4) 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 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.

5) 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.

6) UNI

No development shall commence until full details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing the Local Planning Authority. The works shall be completed in strict accordance with the approved details.

Reason: In order to ensure adequate water disposal from the site and to comply with policies SU4 and SU5 of the Brighton & Hove Local Plan.

7) UNI

No works shall take place until full details of the proposed windows, doors, balconies, guttering and all other fenestration details at a scale of 1:20 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 of the building, an adequate integration with the conservation area and to comply with policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.

8) UNI

Prior to the commencement of development, detailed drawings including levels to OS Datum, sections and constructional details the proposed building and neighbouring buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In order to ensure the accuracy of the development and to comply with policy QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until a scheme for soundproofing between the ground floor commercial unit and the first floor residential accommodation has been submitted and approved in writing by the Local Planning Authority. The soundproofing shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. A.01, A.02 A, A.04, A.05, A.06, A.07, A.08, A.09, A.10 A,

A.11, D.01 A, D.02, D.03 B, D.04 B, D.05 B, D.06 A, D.07 A, D.08 C and D.25 B submitted on 01.07.10 and drawing no. D.21 submitted on 21.07.10.

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

11) UNI

Notwithstanding the details provided on drawings nos. D.02, D.03B, D.04B, D.05B and D.06A, prior to the commencement of development, revised drawings confirming that the following measures are met, shall be submitted to and approved in writing by the Local Planning Authority:

- i) A level entry to the 8 person lift;
- ii) Bathroom basins projecting no more the 200mm into the space beside the WCs (no projection in the wheelchair accessible homes);
- iii) Relocation of the WC in unit 32 to leave a 1m space from the centre of the toilet bowl;
- iv) Confirmation that the wheelchair accessible units can accommodate a level entry shower;
- v) The wheelchair storage space to a minimum of 1700 x 1100 mm open on the long side; and
- vi) Level access to balconies.

The development shall be completed in strict accordance with the approved drawings and thereafter retained as such.

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.

12) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colour wash) 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.

13) UNI

Prior to the commencement of development, full details of the proposed rainwater recycling scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the first occupation of the development hereby approved and maintained as such thereafter.

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

BH2011/00123

The Pepper Box Queens Park Road Brighton

External alterations including reinstatement of high level windows with timber casement windows.

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Approved on 11/08/11 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 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Prior to any works commencing full details of the proposed method of providing background ventilation to the existing and new windows shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2011/00750

15 Crescent Place Brighton

Erection of two storey rear and side extension and a rear conservatory, with decking, paved areas and associated landscaping.

Applicant: Mr & Mrs Bolsover

Officer: Anthony Foster 294495

Approved on 12/08/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

No development shall take place until samples of the materials (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 development hereby permitted shall be carried out in strict accordance with the details and recommendation contained with the submitted Arboricultural Report.

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

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme to BS5837 (2005) 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

Notwithstanding the requirement for a landscaping scheme and prior to commencement of development full details of two additional replacement fruit trees are to be submitted to and approved in writing by the Local Planning

Authority. The approved planting details shall be carried out in the first planting and seeding seasons following the completion of the building 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.

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

6) UNI

Notwithstanding the approved plans, prior to the commencement of works full details of the proposed pedestrian gate are to be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA558/01 Rev B, /02 Rev A, /03 Rev A, /04 Rev A, /05 Rev A, /06 Rev A, /07, /08 Rev A, /09, /18 received on 14 March 2011, drawings no. TA558/13 Rev D, /15 Rev B, /16 Rev B, received on 18 April 2011, and TA558/10 Rev F, /11 Rev M, /12 Rev F, /14 Rev D, /17 Rev C received 22 June 2011.

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

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of the development hereby approved 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, and bird boxes. 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.

9) UNI

No development shall take place until full details of the proposed biodiverse roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section of the biodiverse roof, maintenance plan, construction method statement, and proposed seed mix designed to support species rich habitats. The approved details shall be implemented no later than the first planting season following the completion of the development. The scheme shall then be carried out in strict accordance with the approved details.

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.

10) UNI

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

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

BH2011/01359

University Of Brighton 58 - 67 Grand Parade Brighton

Erection of shelter featuring a rammed chalk wall. (Part retrospective)

Applicant: Faculty of Arts

Officer: Sue Dubberley 293817

Approved on 25/08/11 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 no.A-201 and SHOW2011/003 received on 30 June 2011.

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

BH2011/01501

17 Bloomsbury Place Brighton

Erection of timber screening inside existing railing on rear balcony.

Applicant: Mr Giles Wigoder

Officer: Sonia Gillam 292359

Refused on 15/08/11 DELEGATED

1) UNI

The development, by reason of its size, siting, materials and design, would result in a detrimental impact on the architectural and historic character and appearance of the listed building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2011/01717

6 East Drive Brighton

Erection of a brick and timber orangery design extension at rear elevation and reinstatement of side door into alleyway using original soldier coursing.

Applicant: Cityzen

Officer: Helen Hobbs 293335

Approved on 15/08/11 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. 0006-A-P-200(A), 0006-A-003(A), 006-A-P-300(A) and 0006-A-003(A) received on 13th June 2011.

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

BH2011/01798

8 Windmill Street Brighton

Erection of a single storey rear extension.

Applicant: Mr David Glinos

Officer: Sonia Gillam 292359

Approved on 15/08/11 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 nos. 10, 11, 12, the site location plan and block plan received on the 21st June 2011.

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

BH2011/01847

8 Marine Parade Brighton

Display of non-illuminated scaffolding shroud (retrospective).

Applicant: Mitchells & Butlers

Officer: Sonia Gillam 292359

Approved on 24/08/11 DELEGATED

1) 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.

2) 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.

3) 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.

4) 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.

5) 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.

6) UNI

This consent shall expire 6 months 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 ensure that there is no prolonged visual amenity impact on the East Cliff Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2011/01908

31a Upper St James Street Brighton

Conversion of first floor from retail (A1) to 2no residential dwellings incorporating bicycle storage, roof terraces to side and rear and associated works.

Applicant: Mr A Wilkinson

Officer: Aidan Thatcher 292265

Approved on 25/08/11 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) BH02.06

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

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

3) BH02.07

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

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

4) 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.

5) 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.

6) BH06.05

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

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

7) 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.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1059-100-P1,-101-P1, -102-P1, -103-P1 and -104-P1 received on 29.06.11.

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

9) UNI

Access to the remaining existing flat roof not sectioned off for a terrace (as shown on drawing no. 1059-103-P1) shall be for maintenance or emergency purposes only and that part of the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

10) UNI

The opaque privacy screens to the sides of the proposed rear terrace shown on drawing no. 1059-104-P1 shall be fully installed prior to the first occupation of Flat 2 as shown on drawing 1059-103-P1 unless otherwise agreed in writing by the Local Planning Authority. The opaque privacy screens shall be retained thereafter.

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

BH2011/01948

113 St Georges Road Brighton

Reinstatement of timber door to front elevation.

Applicant: Mr Patrick Comerford

Officer: Helen Hobbs 293335

Approved on 12/08/11 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 no. 01 received on 7th July 2011.

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

ROTTINGDEAN COASTAL

BH2010/01549

65 High Street Rottingdean Brighton

Display of externally-illuminated and non-illuminated text signs and amenity signs and 1no externally illuminated hanging sign.

Applicant: Ye Olde Black Horse

Officer: Helen Hobbs 293335

Refused on 31/08/11 DELEGATED

1) UNI

The proposed signs, by reason of their excessive number have an unacceptable cumulative impact, which results in a cluttered and unsympathetic appearance. The signs would detract from the historic character of the Grade II* listed building and surrounding conservation area. The proposal is contrary to policies QD12, HE1 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements (SPD07).

2) UNI2

The proposed projecting sign would not provide sufficient clearance from the pavement level and from the adjoining highway. The sign would therefore create a highway safety risk and is contrary to policy TR7 of the Brighton & Hove Local Plan.

BH2010/01550

65 High Street Rottingdean Brighton

External redecoration, installation of new lighting and display of externally-illuminated and non-illuminated text signs and amenity signs and 1no externally illuminated hanging sign.

Applicant: Ye Olde Black Horse

Officer: Helen Hobbs 293335

Refused on 31/08/11 DELEGATED

1) UNI

The proposed signs, by reason of their excessive number have an unacceptable cumulative impact, which results in a cluttered and unsympathetic appearance. The signs would detract from the historic character of the Grade II* listed building. The proposal is contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements (SPD 07).

2) UNI2

Insufficient information regarding the lighting scheme has been submitted. Therefore the impact upon the listed building cannot be appropriately assessed and the applicant has not demonstrated that the proposal would be in accordance with policies HE 1 and HE 9 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements (SPD 07).

BH2011/01391

Kipling Cottage The Green Rottingdean

Proposed dormer with single hardwood semi-glazed door and balcony erected over part of existing glazed canopy roof.

Applicant: Mr Richard Harris

Officer: Helen Hobbs 293335

Approved on 18/08/11 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 approved door and balustrade should be painted white within 6 months of the decision and the uprights to the corners of the balustrade should be removed.

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

4) UNI

Joinery details of the balcony railings should be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

5) UNI

Further details of the construction methods of the gutter should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the listed wall would not be damaged and to comply with policy HE 1 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 01, 02, 03, 04, 05B and 06B received on 13th May 2011.

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

7) UNI

Notwithstanding the approved plans, the proposed door shown on drawing No. 05B should be divided into four panes, rather than the proposed 9 panes, with boarding below. Details of the proposed door, including the joinery details should be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

BH2011/01399

Trinity House Roedean Vale Brighton

Erection of three storey detached dwelling with associated access from Roedean Vale.

Applicant: Mr & Mrs May

Officer: Anthony Foster 294495

Approved on 31/08/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final / Post Construction Certificate by an accreditation body 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.

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

Unless otherwise agreed in writing with the Local Planning Authority the development hereby approved shall be constructed in strict accordance with the approved samples received by the Local Planning Authority on 30 July 2011

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

8) UNI

The development hereby approved shall be carried out in strict accordance with the approved Waste Minimisation Statement received 16 May 2011.

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 the Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

9) UNI

Unless otherwise agreed in writing with the Local Planning Authority the development hereby approved shall be constructed in strict accordance with the approved Arboricultural Impact Assessment and Tree Protection Method Statement received by the Local Planning Authority on 16 May 2011.

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.

10) UNI

Other than the areas of flat roof which are explicitly stated, access to the remaining flat roof areas 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.

11) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 21034/OV02 received 6 June 2011 and drawing nos. 21034/PL502b, /PL503b, /PL504b, /PL505b, /PL506b, /PL507b, /PL508b, /PL09b, PL5101 received 12 July 2011.

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

12) 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 Report / Interim 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 Design Stage / 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.

13) UNI

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

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

14) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme to BS5837 (2005) 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.

15) UNI

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

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

16) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting, finished floor levels and ridge heights of the proposed building and neighbouring development have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

Reason: To safeguard the character and appearance of the area, and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

17) UNI

Notwithstanding the submitted drawings, the development hereby approved shall not be occupied until full details of the terraces to the first floor roof level 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.

18) UNI

The development shall not be occupied until details of cycle parking 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 cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

19) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Local Planning Authority and the areas shall 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 to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.

20) 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, and bird boxes. 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.

21) UNI

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

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

BH2011/01570

10 The Vale Ovingdean Brighton

Erection of single storey front extension with associated roof alterations including increase in ridge height, installation of side and rear roof lights and creation of balcony at first floor level to front elevation.

Applicant: Mr Steven Reid

Officer: Helen Hobbs 293335

Approved on 18/08/11 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. LH10-127-100, LH10-127-101, LH10-127-102, LH10-127-201 and LH10-127-202

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

BH2011/01788

Flat 7, 5 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr James Vyner

Officer: Helen Hobbs 293335

Approved on 22/08/11 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) BH13.06

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

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

BH2011/01791

15 Welesmere Road Brighton

Conversion of part of loft space to form habitable room including installation of window and dormer to front, window to side, rooflights to rear and solar panels to rear and side roofslopes.

Applicant: Pam Collings

Officer: Sonia Gillam 292359

Approved on 15/08/11 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. 1, 2A, 4A and the site plan and block plan received on the 20th June 2011.

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

BH2011/01815

Preambles Ovingdean Road Brighton

Remodelling of property incorporating loft conversion with 5 no. rooflights, partial raised ridge, full-width dormers to side and rear with Juliet balconies and revised fenestration.

Applicant: Mr & Mrs Thomas

Officer: Sonia Gillam 292359

Approved on 17/08/11 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) BH02.04

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

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

3) BH12.05A

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

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

4) UNI

The render shown on the approved plans shall be smooth and shall be retained as such.

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

5) UNI

The rooflights to the north eastern side elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

6) UNI

The roof tiles hereby approved shall be Sandtoft Britslate 610mm x 305mm in slate grey 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.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 and the site plan and block plan received on the 22nd June 2011, and the approved drawing no. 01A received on the 2nd August 2011.

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

BH2011/01839

First Floor Flat 28 Arundel Road Brighton

Loft conversion incorporating Velux rooflights to front and rear elevations.

Applicant: Mr Spencer Tugwell

Officer: Helen Hobbs 293335

Approved on 18/08/11 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 11/004/02 received on 23rd June 2011 and drawing no. 11/004/01A received on 18th August 2011.

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

BH2011/01866

27 Lewes Crescent Brighton

Removal of existing staircase to rear from garden level descending to basement level and replacement with a new staircase and associated balustrading.

Applicant: Mr Charles Wilson

Officer: Sonia Gillam 292359

Approved on 18/08/11 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.

BH2011/01898

7 Bishopstone Drive Saltdean Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 8, 9, 10, 11, 12, 15, 16 and 18 of application BH2011/00293.

Applicant: Mr Mike Wilson

Officer: Kate Brocklebank 292175

Approved on 22/08/11 DELEGATED

BH2011/02223

28 Marine Drive Rottingdean Brighton

Non Material Amendment to BH2010/02745 including revised window layout, reconfiguration of parking area, cycle storage, refuse storage and balconies, increase footprint to flats no. 5 and 8, and reduction of footprint to the Eastern boundary.

Applicant: Generator Group LLP

Officer: Anthony Foster 294495

Split Decision on 22/08/11 DELEGATED

WOODINGDEAN

BH2011/01671

93 Downs Valley Road Brighton

Erection of pitched roof front porch.

Applicant: Mr & Mrs B Filby

Officer: Chris Swain 292178

Approved on 17/08/11 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.971.10.01plg and two photographs received on 8 June

2011 and drawing no. 971.10.02plg received on 21 June 2011.

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

BH2011/01714

21 Sherrington Road Brighton

Creation of first floor extension over existing rear flat roof and two storey rear extension.

Applicant: Mr Cheok Ho

Officer: Liz Arnold 291709

Refused on 12/08/11 DELEGATED

1) UNI

The proposed development, as a result of its design, height, size, massing and relationship with the existing property, would form an inappropriate addition that results in an overly bulky and incoherent appearance to the dwelling which would be of detriment to the visual amenities of the parent property, the pair of semi-detached properties, the Sherrington Road street scene and the surrounding area. The proposal would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2011/01734

116 The Ridgway Brighton

Erection of single storey side and rear extensions, loft conversion incorporating raised ridge height, installation of 10no rooflights and associated works.

Applicant: Mr Jobie Edwards

Officer: Helen Hobbs 293335

Approved on 17/08/11 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. 02A received on 22nd June 2011 and drawing no. 01A received on 15th June 2011.

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

BH2011/01844

Land At The Rear Of 3 The Ridgway Brighton

Application for Approval of Details Reserved by Condition 6B and 10 of application BH2008/02436.

Applicant: Bailey Brothers Ltd

Officer: Aidan Thatcher 292265

Split Decision on 18/08/11 DELEGATED

1) UNI

APPROVE the details pursuant to condition 6B subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of condition 10 for the following reason:

1. Insufficient information has been provided of the proposed details of levels/sections/access road/surface water drainage/outfall disposal and street lighting. Therefore it is not possible to discharge condition 10.

BH2011/01972

83 Crescent Drive South Brighton

Erection of single storey rear extension.

Applicant: Mr Mike Smith

Officer: Helen Hobbs 293335

Approved on 11/08/11 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 un-numbered drawings received on 4th July 2011.

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

BH2011/02008

3 Rudyard Road Brighton

Certificate of Lawfulness for a proposed erection of a single storey rear extension and hip to gable roof conversion with barn hips and rear dormer extension.

Applicant: Raygone Ltd

Officer: Helen Hobbs 293335

Refused on 24/08/11 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse.

BRUNSWICK AND ADELAIDE

BH2011/00620

55-57 Church Road Hove

Enclosure of front terrace with canopy, supporting structure and glazed screening. (Retrospective).

Applicant: Leonardo Restaurant

Officer: Christopher Wright 292097

Approved on 18/08/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement, site waste minimisation statement and biodiversity first impressions checklist received on 3 March 2011; and the location

plan, site plan and drawing nos. 03 Revision X, 04 Revision X, 06 Revision X and 07 Revision X received on 3 March 2011.

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

2) UNI

The adopted highway land on which this development is situated should be stopped up as publicly maintainable highway within 24 months of the date of this decision.

Reason: In the interests of public safety to protect the rights of the public and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

BH2011/00900

Basement Rear at 26 Brunswick Terrace & 11 Brunswick Street West Hove

Internal and external alterations in association with the conversion of basement to offices (B1) including construction of new staircase to basement with cast iron guard rail, installation of timber sash windows, reinstatement of covered over light-wells and demolition of extension within enclosed courtyard.

Applicant: Mr Andrew Aldridge

Officer: Charlotte Hughes 292321

Approved on 24/08/11 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) BH13.09

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

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

3) UNI

No cables, wires, aerials, pipework, meter boxes or flues (except the approved cast iron vent terminal in the small lightwell) 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.

4) UNI

Unless otherwise agreed in writing all new doors shall have plain rebates around recessed panels without mouldings.

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

BH2011/01210

Flat 3, 55 Lansdowne Street Hove

Replacement of existing timber windows with UPVC windows to rear of property.

Applicant: Mr Tommy Martinsson

Officer: Mark Thomas 292336

Approved on 23/08/11 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 photos contained within the submitted

'Design and access statement' received on 30th June 2011.

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

BH2011/01406

20 Brunswick Street West Hove

Reinstatement of windows to East elevation within recesses.

Applicant: Mrs Janet Wright

Officer: Guy Everest 293334

Approved on 11/08/11 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 hereby approved windows to the eastern elevation of the building shall be positioned within the existing recesses and shall be timber single glazed, double hung vertical sliding sash windows. The windows shall comprise eight panes of equal size to each sash, and shall matching the colour, recess and detail of existing first floor windows to the northern elevation of the 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. 9809 P1 B received on 16th June 2011.

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

BH2011/01673

33 First Avenue Hove

Removal of external fire escape to rear incorporating infill of door on top floor and replacement of existing doors with windows on remaining floors.

Applicant: Goodman Property Investments

Officer: Mark Thomas 292336

Approved on 15/08/11 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) BH12.03

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 2270/01 received on 20th June 2011.

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

BH2011/02002

22 Brunswick Place Hove

Application for Approval of Details Reserved by Condition 3 of application BH2011/01053.

Applicant: Mr Adrian Clarke

Officer: Wayne Nee 292132

Approved on 12/08/11 DELEGATED

BH2011/02003

22 Brunswick Place Hove

Application for Approval of Details Reserved by Condition 3 of Listed Building application BH2011/00319.

Applicant: Mr Adrian Clarke

Officer: Wayne Nee 292132

Approved on 12/08/11 DELEGATED

CENTRAL HOVE

BH2011/01595

197 - 201 Church Road Hove

Conversion of roof void to form 1no one bedroom flat incorporating roof alterations and 2no dormers to rear roof slope. Installation of new shop front with relocation of entrance doors. (Part retrospective)

Applicant: Mr F Ghiaci

Officer: Guy Everest 293334

Approved on 30/08/11 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 material for the extended rear roof to 201 Church Road shall match in material, colour, style, bonding and texture those of the existing roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 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 details of cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

No development shall commence until details at a 1:20 scale of the new entrance doors, which shall be of timber construction, and their surround have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until dual flush toilets and aerated taps and shower heads have been implemented in accordance with the Sustainability Checklist. The approved measures shall thereafter be retained as such.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11/02/04/001, 11/02/04/002, 11/02/04/003, 11/02/04/005, 11/02/04/006, 11/02/04/007 & 11/02/04/008 received on 1st June 2011; and approved drawing no. 11/02/04/009 received 27th June 2011.

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

7) UNI

Notwithstanding the submitted elevations no development shall commence until details of amended shopfront elevations have been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 scale elevations and 1:1 scale joinery details of any cornice, corbel brackets, cill, mullions, transoms, stall riser panels and door panels. The development shall be implemented in strict accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD12 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document SPD02 Shop Front Design.

BH2011/01643

32 Church Road Hove

Conversion of offices on first to fourth floors into 2no one bedroom flats and 1no two bedroom maisonette.

Applicant: J W Cook Estates Ltd

Officer: Charlotte Hughes 292321

Refused on 15/08/11 DELEGATED

1) UNI

Policy EM5 of the Brighton & Hove Local Plan states that planning permission for change of use of office premises will not be granted unless it can be demonstrated that the office use is genuinely redundant. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. Insufficient information has been submitted with the application to demonstrate that the offices have been actively marketed or that use of the office space is no longer viable and therefore genuinely redundant. The proposal is therefore considered to be contrary to policy EM5 of the Brighton & Hove Local Plan.

BH2011/01733

60A Stirling Place Hove

Roof conversion incorporating construction of rear dormer and insertion of Velux rooflights at front elevation.

Applicant: Mrs Eleanor Dyson

Officer: Guy Everest 293334

Approved on 31/08/11 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 labelled 'existing plans' received 14th June 2011; and the approved drawing labelled 'R1' (proposed plans) received 23rd August 2011.

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

BH2011/01804

64 Osborne Villas Hove

Replacement of existing single glazed sash windows to front and rear elevations with new double glazed timber casement sash windows.

Applicant: Mr N Roche & Mr B Hearne

Officer: Clare Simpson 292454

Approved on 18/08/11 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 no.171/01, 12 and detailed drawing submitted on the 21st June 2011.

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

BH2011/01969

Flat 8 8 Seafield Road Hove

Replacement of existing timber windows with UPVC double glazed sliding sash windows.

Applicant: Mr David Wheeldon

Officer: Wayne Nee 292132

Approved on 23/08/11 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 supporting documents received on 30 June 2011.

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

BH2011/02370

Land to Rear of 21 & 23 St Aubyns Hove

Non Material Amendment to BH2010/03512 to use powder-coated aluminum windows and doors to the rear elevation only in lieu of timber as currently approved, same location, shape and colour.

Applicant: Godfrey Investments

Officer: Adrian Smith 290478

Approved on 19/08/11 DELEGATED

GOLDSMID

BH2011/01691

Sussex Court Eaton Road Hove

Replacement of existing windows with aluminium framed double glazed windows.

Applicant: Sussex Court Limited

Officer: Mark Thomas 292336

Approved on 25/08/11 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 no. JH/SC/03, JH/SC/06 and 'Evolution Technical Manual' received on 6th July 2011 and drawings no. JH/SC/04 A, JH/SC/08 received on 22nd July 2011.

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

BH2011/01770

Flat A 25 Wilbury Road Hove

Replacement of existing crittall and casement windows with timber sash windows to rear elevation.

Applicant: Mr Peter Bartholomew

Officer: Wayne Nee 292132

Approved on 22/08/11 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 supporting documents received on 15 June 2011.

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

BH2011/01794

Flat 12 Gainsborough House 4 - 6 Eaton Gardens Hove

Replacement of existing aluminium and timber framed windows with UPVC double glazed windows.

Applicant: Ms V A Lambert

Officer: Mark Thomas 292336

Approved on 15/08/11 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 no. E59PW/HP/02, 03, 04, Schedule of Photographs, and Window specification document received on 21st June 2011.

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

BH2011/01943

12 Bigwood Avenue Hove

Erection of single storey side/rear extension.

Applicant: Ms C Pierce

Officer: Mark Thomas 292336

Approved on 18/08/11 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 walls of the extension 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 no. 11-19/P01 received on 30th June 2011.

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

BH2011/02094

17 Chanctonbury Road Hove

Erection of single storey rear extension.

Applicant: Gareth Strong

Officer: Jason Hawkes 292153

Approved on 22/08/11 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.11/017/01 & 02 received on 12th July 2011.

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

BH2011/02134

88 Shirley Street Hove

Erection of single storey rear extension with a mono-pitched roof.

Applicant: Ms Rachel King

Officer: Steven Lewis 290480

Approved on 30/08/11 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 Architectural Express drawings no. 116.11.01 received on 25/07/2011.

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

HANGLETON & KNOLL

BH2011/01883

196 Hangleton Valley Drive Hove

Erection of front porch incorporating balustraded steps.

Applicant: Mr Michael Walsh

Officer: Mark Thomas 292336

Refused on 17/08/11 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, adjoining properties and to the surrounding area. The proposed porch would be inappropriately sized and represents an overly bulky addition to the front elevation of the property in a visually prominent location on the street scene. The proposed raised access would give the impression of further increased bulk and height which would exacerbate this unwelcome arrangement. For these reasons the proposed development is considered to represent significant harm to the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy.

BH2011/01967

West Blatchington Primary School Hangleton Way Hove

Erection of 1no. mobile double classroom modular building with walkway link to Junior School.

Applicant: Brighton & Hove City Council

Officer: Christopher Wright 292097

Approved on 30/08/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement, Twinfix and Ultima Building System details and drawing nos. A-100 Rev A, A-101 Rev A, A-103 Rev A, A-104 Rev, A-105 Rev A, U2176/01 Rev and U2176/02 Rev A received on 4 July 2011.

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

2) UNI

The mobile classroom building and covered walkway hereby permitted shall be permanently removed from the site and the land reinstated to its former condition by 8 September 2016, or when it is no longer required (whichever is the sooner). Reason: The structures are not considered suitable as a permanent form of development and permission is therefore granted for a temporary period only, in order to comply with policies QD1, QD2 and SR20 of the Brighton & Hove Local Plan.

BH2011/02153

Ground Floor Flat 382 Old Shoreham Road Hove

Erection of single storey extension to rear.

Applicant: Mr Mark Taylor

Officer: Steven Lewis 290480

Approved on 31/08/11 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) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered unnamed drawings received on 19/07/2011.

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

NORTH PORTSLADE

BH2011/01861

2-4 Hawthorn Way Portslade

Division of existing single detached house into 2no semi-detached houses.

Applicant: Mr Alan Johnson

Officer: Guy Everest 293334

Approved on 26/08/11 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

Unless otherwise agreed in writing by the Local Planning Authority the residential units hereby permitted shall not be occupied at the same time until cavity wall insulation has been carried out to both properties, and rainwater collection butts have been provided to rear garden areas in accordance with the details outlined within the Design & Access Statement. The approved measures shall thereafter be retained as such.

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

and Supplementary Planning Document SPD08 Sustainable Building Design.

3) UNI

The residential units hereby approved shall not be occupied at the same time until outdoor amenity space has been provided to each dwellinghouse, in accordance with hereby approved drawings no. CH425/004 & CH425/005.

Reason: To ensure the development provides a satisfactory standard of accommodation for future occupants and to comply with policy HO5 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. CH425/001, CH425/002, CH425/003, CH425/004 & CH425/005 received on 27th June 2010.

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

SOUTH PORTSLADE

BH2011/01713

45 Franklin Road Portslade

Installation of Solar PV Panels to south facing roof.

Applicant: Infinity Foods

Officer: Jason Hawkes 292153

Approved on 19/08/11 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 solar panel details and the approved existing and proposed drawings received on the 13th June and 4th July 2011.

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

BH2011/01774

41 Franklin Road Portslade

Loft conversion incorporating rear dormer, erection of a two-storey rear extension and a replacement garage (amended design)

Applicant: Mr Ian Fry

Officer: Jason Hawkes 292153

Approved on 22/08/11 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. EX01 & PL01B received on 17 June & 5th August 2011.

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

BH2011/01792

9 St Michaels Road Portslade

Erection of single storey rear extension and revised access to the rear of the dwelling.

Applicant: Ms Julie Hall

Officer: Charlotte Hughes 292321

Approved on 19/08/11 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 no.8571/03A received on 16th August 2011.

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

BH2011/02036

38 Old Shoreham Road Portslade

Erection of first floor rear extension over existing ground floor extension.

Applicant: Ms Jayne Homewood

Officer: Clare Simpson 292454

Approved on 24/08/11 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.Ho/01 received on the 7th July 2011

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

HOVE PARK

BH2011/00228

The British Engineerium The Drove Way Hove

Erection of two storey extension to existing workshop and new single storey building to house exhibition hall. Creation of new underground exhibition area below existing car park. Alterations to provide disabled access facilities including ramps and lift. Installation of solar panels to roof of new workshop.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Approved on 31/08/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The development hereby 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 British Engineerium site, with the exception of 3 disabled parking spaces, shall not be used for staff or visitor parking.

Reason: To ensure the development preserves the character and appearance of the Conservation Area, adjoining listed buildings, and to comply with policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The asphalt surfacing above the hereby approved underground exhibition area shall be dressed with yellow gravel and shall be retained as such thereafter.

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

5) UNI

The development shall be completed in accordance with the materials outlined in the hereby approved material schedule within the Design & Access Statement dated 4th July 2011.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

6) UNI

No development shall commence until the following details have been submitted to, and approved in writing by, the Local Planning Authority:-

- i) Elevations and sections at 1:20 scale of the two-storey workshop extension and single-storey exhibition building;
- ii) Elevations and sections at 1:20 scale of the frame system and glazing for the glazed atrium, windows and fully glazed screens;
- iii) 1:1 sectional profiles of all new rainwater goods, window and door frames to the two-storey workshop extension and single-storey exhibition building;
- iv) Details at a 1:50 scale of the external stairs linking the hereby approved two-storey extension to the single-storey building;
- v) Details at a 1:20 scale of the external ramp, and associated railings and steps, to the western elevation of the extended workshop building;
- vi) Details and sections at a 1:20 scale of the new doors and lintel, and associated alterations to brickwork, to the workshop building, and details and samples of materials;
- vii) Sections of the window and door cills, steps, eaves and copings at 1:5 scale.

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until a Method Statement outlining how the excavations and construction work are to be carried out, and how existing structures are to be protected during the works has been submitted to and approved in writing by the Local Planning Authority. The excavation and construction works shall be carried out in accordance with the agreed Method Statement.

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

8) UNI

No development shall commence until a badger mitigation strategy has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be prepared by a qualified badger consultant and shall outline how the subsidiary sett will be closed down, and measures to ensure that the main sett is preserved in situ throughout construction works, and subsequently during the operational phase of the hereby approved development. The development shall be completed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure the protection of badgers on the site during, and following, construction works and to comply with policy QD18 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

9) UNI

No development shall commence until a scheme for the disposal of foul and surface waters has been submitted to, and approved in writing by, the Local Planning Authority. The approved works shall be completed in accordance with the agreed details prior to the development being brought into use and shall be retained thereafter.

Reason: To prevent pollution of groundwater within Source Protection Zone 1 of a public water supply over a principal aquifer and to comply with policy SU3 and SU4 of the Brighton & Hove Local Plan.

10) UNI

No development shall commence until a method of construction and foundations works for the development has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To prevent pollution of groundwater within Source Protection Zone 1 of a public water supply over a principal aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan

11) UNI

No development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority:-

- a) A preliminary risk assessment which has identified;
 - i) All previous uses;
 - ii) Potential contaminants associated with those uses;
 - iii) A conceptual model of the site indicating sources, pathways and receptors; and
 - iv) Potentially unacceptable risks arising from contamination at the site.
- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The development shall be completed in accordance with the agreed details.

Reason: To prevent pollution of groundwater within Source Protection Zone 1 of a public water supply over a principal aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

12) UNI

No development shall commence until details of measures to protect the public water truck main, which crosses the application site, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To protect the public water supply and to comply with policy SU3 of the Brighton & Hove Local Plan.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development shall not be open to visiting members of the public until measures relating to thermal performance, rainwater harvesting and the photovoltaic array have been completed in accordance with the approved plans and Sustainability Statement.

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

14) UNI

The development hereby approved shall not be open to visiting members of the public until a Visitor Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall outline measures to manage, monitor and evaluate the impacts of visitor activity to and from the site. The measures shall be implemented as approved and in conjunction with visitor parking being provided in accordance with planning permission BH2009/02342. The approved measures and visitor parking arrangements shall be subject to annual review in accordance with details submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1, TR4, TR7, TR18 and QD27 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be open to visiting members of the public until the following details have been submitted to, and approved in writing by, the Local Planning Authority:-

- a) An Energy Performance Certificate (EPC) for the Engineerium site as existing;
- b) An EPC for the Engineerium site once the hereby approved development has been completed; and
- c) A copy of the Energy Performance documentation demonstrating Building Regulations Part L2 compliance that will be developed for this purpose.

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

16) UNI

The development hereby permitted shall not be open to visiting members of the public until the disabled parking spaces and cycle parking facilities, as shown on

the approved plans, have been fully implemented and made available for use. The disabled parking and cycle parking facilities shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to comply with policies TR14 and TR18 of the Brighton & Hove Local Plan.

17) UNI

No development shall commence until a landscape management strategy for the ecological enhancement of the site has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include detailed landscaping and planting proposals, to improve the site as habitat for badger and other wildlife; the type and location of new bat bricks / boxes; together with a maintenance plan and timetable for implementation. The approved strategy shall be implemented in accordance with the approved details prior to the development being brought into use and shall be retained thereafter.

Reason: To ensure the appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

18) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1905/51 A, 1905/52 A, 1905/53 A, 1905/54 A, 1905/55 A, 1905/56 A, 1905/57 A, 1905/58 A & 1905/59 A received on 27th January 2011; drawing no. 1905/68 B received 21st April 2011; drawings no. 1905/61 D, 1905/62 D, 1905/64 D, 1905/65 D, 1905/66 D & 1905/67 D received 13th June 2011; drawing no. 1905/63 E received 14th June 2011; and drawing no. 1905/69 A received 16th June 2011.

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

BH2011/00229

The British Engineerium The Drove Way Hove

Erection of two storey extension to existing workshop and new single storey building to house exhibition hall. Creation of new underground exhibition area below existing car park. Alterations to provide disabled access facilities including ramps and lift. Installation of solar panels to roof of new workshop.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Approved on 31/08/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority the British Engineerium site, with the exception of 3 disabled parking spaces, shall not be used for staff or visitor parking.

Reason: To ensure the development preserves the character and appearance of the Conservation Area, adjoining listed buildings, and to comply with policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall commence until a Method Statement outlining how the excavations and construction work are to be carried out, and how existing structures are to be protected during the works has been submitted to and approved in writing by the Local Planning Authority. The excavation and

construction works shall be carried out in accordance with the agreed Method Statement.

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

4) UNI

The development shall be completed in accordance with the materials outlined in the hereby approved material schedule within the Design & Access Statement dated 4th July 2011.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence until the following details have been submitted to, and approved in writing by, the Local Planning Authority:-

- i) Elevations and sections at 1:20 scale of the two-storey workshop extension and single-storey exhibition building;
 - ii) Elevations and sections at 1:20 scale of the frame system and glazing for the glazed atrium, windows and fully glazed screens;
 - iii) 1:1 sectional profiles of all new rainwater goods, window and door frames to the two-storey workshop extension and single-storey exhibition building;
 - iv) Details at a 1:50 scale of the external stairs linking the hereby approved two-storey extension to the single-storey building;
 - v) Details at a 1:20 scale of the external ramp, and associated railings and steps, to the western elevation of the extended workshop building;
 - vi) Details and sections at a 1:20 scale of the new doors and lintel, and associated alterations to brickwork, to the workshop building, and details and samples of materials;
 - vii) Sections of the window and door cills, steps, eaves and copings at 1:5 scale.
- The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

6) UNI

The asphalt surfacing above the hereby approved underground exhibition area shall be dressed with yellow gravel and shall be retained as such thereafter.

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

BH2011/01192

Units 11-13 Hove Technology Centre St Josephs Close Hove

Installation of air conditioning unit.

Applicant: Audreys Chocolates

Officer: Jason Hawkes 292153

Approved on 12/08/11 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 air conditioning details and the proposed elevation drawing received on 16th May and 6th June 2011.

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

BH2011/01264

Blatchington Mill School Nevill Avenue Hove

Construction of 2no. artificial turf sports pitches incorporating installation of 12no. 15m high floodlights, perimeter fencing and associated ground works.

Applicant: Blatchington Mill School & Brighton & Hove Hockey Club

Officer: Christopher Wright 292097

Approved on 11/08/11 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) UNI

The level of illumination from the floodlights hereby approved shall not exceed a maintained average of 527 Lux upon the surface of the artificial pitches whereby the projected maintenance factor is 0.80.

Reason: In order to comply with the Floodlighting Strategy submitted and to ensure levels of light spillage are kept to a minimum in the interests of safeguarding residential amenity and to comply with policies QD26 and QD27 of the Brighton & Hove Local Plan 2005.

3) UNI

Levels of illumination from the floodlights hereby permitted shall not exceed a maximum brightness of 5 Lux recorded at ground level at distances greater than 30m from the perimeter edge of each of the two artificial pitches hereby approved.

Reason: To ensure minimum light spillage in accordance with the Floodlighting Strategy submitted and to safeguard the residential amenity of neighbouring residents and comply with policies QD26 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The sources of light contained within the floodlighting units (the bulbs) shall not be visible when observed from the perimeter edges of the playing field area (shown edged in red on the plans submitted) at a height of 1.7m above ground level.

Reason: To ensure the light sources are not directly visible from neighbouring residential properties, to safeguard neighbour amenity and to comply with policies QD26 and QD27 of the Brighton & Hove Local Plan.

5) UNI

A community use agreement shall be produced by Blatchington Mill School and the Brighton & Hove Hockey Club which commits to providing access to the pitches for the community shall be submitted to and approved in writing by the Local Planning Authority prior to the artificial pitches hereby permitted being brought into use.

Reason: To ensure access to the facilities is secured for the benefit of the wider community and in order to comply with policy SR17 of the Brighton & Hove Local Plan.

6) UNI

The Travel Plan submitted with the application shall be implemented and carried out in accordance with the details contain therein and the applicant shall engage with the Council Travel Plan Coordinator to ensure regular monitoring of the Travel Plan takes place for the lifetime of the development.

Reason: In order to achieve the objectives of encouraging travel and from the development by alternative modes of transport to the private car, including cycling, walking and bus; reducing reliance on use of the private car in the interests of cutting emissions, reducing congestion and safeguarding

neighbouring residential streets from overspill parking; and to comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

7) UNI

The noise level (dB(A) Leq) associated with any amplified music, public address systems, or any other entertainment noise on the developed site shall not exceed the background noise level by more than 15dB(A) over a 15 minute period and shall not be in use other than between the hours of 8.00am to 9.00pm.

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

8) UNI

No development shall take place until specification of the material to be used for the striker boards around the inside edges of the pitch fences has been submitted to and approved in writing by the Local Planning Authority. The material specified shall be noise absorbent such as to attenuate the sound made when struck. The development shall be implemented in accordance with the approved specification and retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of nearby residential properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.

9) UNI

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

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with requirements within PPS5 'Planning for the Historic Environment'; and Policy HE12 of the Brighton & Hove Local Plan.

10) UNI

Prior to the floodlights hereby approved being brought into use, the floodlights shall be tested and adjusted such that light spillage is minimised in accordance with the Floodlighting Strategy submitted and the impact on surrounding residential properties is duly minimised. The floodlights shall be maintained as such thereafter.

Reason: To safeguard residential amenity and to comply with policies QD26 and QD27 of the Brighton & Hove Local Plan.

11) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. SCC/BHHB/05C, SCC/BHHCB/08, SCC/BHHCB/09A, SCC/BHHCB/11C, SCC/BHHCB/12, SCC/BHHCB/13, SCC/BHHCB/14, SCC/BHHCB/19, SCC/BHHCB/20C and the computer visual received on 6 July 2011; the construction timetable received on 24 June 2011; the Location Plan Revision A (pitch markings removed) and Biodiversity Checklist received on 12 May 2011; and the Planning, Design and Access Statement, Travel Plan, draft hebdomadal pitch usage timetables (x2), letter of support from England Hockey Board, Location Plan, P01 (Block Plan), SCC/BHHCB/02B, SCC/BHHCB/03A, SCC/BHHCB/04A, SCC/BHHCB/06A, SCC/BHHCB/09 received on 3 May 2011.

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

12) UNI

The floodlights hereby permitted shall only be used between the hours of 8.00am to 9.00pm Monday to Friday, 8.00am to 8.00pm on Saturdays and 9.00am to 7.00pm on Sundays and Bank Holidays. Additionally they shall only be used

when the artificial pitches are being used.

Reason: To safeguard residential amenity and to comply with policies QD26 and QD27 of the Brighton & Hove Local Plan 2005.

BH2011/01569

6 Orchard Avenue Hove

Demolition of existing original garage and erection of new garage. (Part retrospective).

Applicant: Mr Rody Belo

Officer: Guy Everest 293334

Approved on 19/08/11 DECISION ON APPEAL

1) 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 or door shall be constructed in the southern elevation of the hereby approved garage 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.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1066 PL001, 1066 PL002, 1066 PL003, 1066 PL005 & 1066 PL008 received 31st May 2011; and drawings no. 1066 PL004A, 1066 PL006A & 1066 PL007A received 2nd August 2011.

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

BH2011/01720

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 19/08/11 DELEGATED

BH2011/01816

50 Woodland Drive Hove

Loft conversion incorporating hip to gable roof extension and dormers to both s

Applicant: Mr Stuart White

Officer: Wayne Nee 292132

Approved on 30/08/11 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. E01, E02, SK01 and SK02 received on 05 July 2011.

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

BH2011/01840

39 Tongdean Avenue Hove

Erection of two storey rear extension and roof alterations incorporating side and rear dormers and front Juliet balcony.

Applicant: Miss Annabel Stoner

Officer: Mark Thomas 292336

Refused on 16/08/11 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, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed rear extension by virtue of its excessive scale and projection is considered to represent a bulky and incongruous addition to the recipient property, resulting in the property having an overextended appearance. Further, the proposal to render the external walls of the proposed extension would contrast with the face brick elevations of the main dwellinghouse which would result in the extension having a tacked-on appearance. The proposed enlarged front dormer and new side dormer are inappropriately sized and represent overly bulky additions to the front and side roofslopes. The combination of the proposed rear dormer together with the roof form of the proposed rear extension would result in a cluttered rear elevation. For these reasons the proposed development is considered to represent significant harm to the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed extension, by virtue of its orientation, bulk, height, positioning, projection and proximity to the neighbouring boundary, represents an overbearing and unneighbourly form of development for the occupiers of Barrowdean Court, 41-43 Tongdean Avenue, which would result in significant overshadowing and increased sense of enclosure to the rear garden. As such the proposed development is considered to be contrary to the aforementioned planning policy.

BH2011/01881

5 Frant Road Hove

Erection of single storey rear extension.

Applicant: Miss Lindsey Taylor

Officer: Mark Thomas 292336

Approved on 30/08/11 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 walls of the extension 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 no. TF/501 received on 12th July 2011.

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

BH2011/02169

48 Nevill Road Hove

Certificate of lawfulness for a proposed loft conversion incorporating hip to gable roof alterations, front rooflights, rear dormer and fixed glazed obscure glass flank window.

Applicant: Mr Paul Jaconelli

Officer: Charlotte Hughes 292321

Approved on 22/08/11 DELEGATED

BH2011/02241

89 Hove Park Road Hove

Non Material Amendment to BH2010/02169 to include the insulation of metal chimney flues to front and side elevations.

Applicant: Mr Sinclair Bilton

Officer: Steven Lewis 290480

Approved on 22/08/11 DELEGATED

WESTBOURNE

BH2011/01078

12 Princes Crescent Hove

Installation of UPVC garage door to replace existing timber garage door. Installation of light to front elevation.

Applicant: Mr David blackman

Officer: Mark Thomas 292336

Approved on 25/08/11 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 garage door details labelled 'The Steel Designs', light details and photos received on 6th July 2011

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

BH2011/01679

15 Aymer Road Hove

Loft conversion incorporating rear dormer and rooflights, erection of single storey extension and conservatory to rear, replacement of existing uPVC windows with new timber single glazed units and erection of outbuilding in rear garden

Applicant: Mrs Angela Chettleburgh

Officer: Charlotte Hughes 292321

Approved on 31/08/11 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) BH14.02

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1064/01B received on 31st August 2011 and 1064.02 received on 9th June 2011.

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

BH2011/01709

26A Westbourne Gardens Hove

Erection of single storey side/rear extension.

Applicant: Mr Steve Beadle

Officer: Wayne Nee 292132

Approved on 12/08/11 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. WG26PRO/01, 02 and 03 received on 20 June 2011.

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

BH2011/01772

120 Portland Road Hove

Change of Use from offices (B1) to retail (A1) on ground floor incorporating installation of new shop front. (Part Retrospective)

Applicant: Mr P Meredith

Officer: Christopher Wright 292097

Approved on 19/08/11 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 location plan and drawing nos. 10/617/02 Revision B and 10/617/03 Revision B received on 16 June 2011; the planning/design statement received on 24 June 2011; and the marketing information received on 18 July 2011.

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

BH2011/01787

37 Walsingham Road Hove

Erection of single storey rear and side extension incorporating lantern light to flat roof.

Applicant: Mr Mark Batten

Officer: Christopher Wright 292097

Refused on 19/08/11 DELEGATED

1) UNI

The proposed extension would, by reason of the siting, footprint and width, be incongruous and discordant with the traditional layout of the recipient property and the space around it, thereby detracting from the appearance of the host building and the intrinsic character of the Sackville Gardens Conservation Area. As such the proposal conflicts with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/01854

50 Langdale Gardens Hove

Erection of single storey rear extension incorporating raised decking with steps to garden.

Applicant: Ms Julie Clayton

Officer: Christopher Wright 292097

Approved on 18/08/11 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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed on the approved extensions 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 design and access statement; location plan; block plan; and drawing no. T/T/1/4/2011/2 plan no. 1 received on 23 June 2011.

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

BH2011/01966

First Floor Flat 52 Sackville Road Hove

Loft conversion incorporating front and rear rooflights.

Applicant: Mr Jody Cook

Officer: Mark Thomas 292336

Approved on 23/08/11 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. CO/01 received on 30th June 2011.

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

BH2011/02019

Fairlawns 159 Kingsway Hove

Installation of new gas riser at front elevation to serve 8no flats.

Applicant: Southern Gas Network

Officer: Clare Simpson 292454

Approved on 22/08/11 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 pipework hereby permitted shall be painted to match the colour of the external brickwork of the existing building and retained as such thereafter.

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 numbers 01 and 02B received on the 7th July 2011

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

BH2011/02387

1 St Philips Mews Hove

Non Material Amendment to BH2011/00605 to alter rear extension roof to traditional flat roof, reduce the number of side rooflights to one and omission of side windows to rear extension.

Applicant: Mr Richard Jones

Officer: Adrian Smith 290478

Approved on 19/08/11 DELEGATED

WISH

BH2011/01490

Gala Bingo Hall & Adjacent Car Park 193 Portland Road Hove

Non material amendment to BH2009/03154 to make revisions to positioning of entrances and access points, formation of separate 1st floor D1 unit, amendments to window detailing, reduction in height of building and other minor alterations.

Applicant: Downland Housing Association

Officer: Clare Simpson 292454

Approved on 19/08/11 DELEGATED

BH2011/01799

62 St Keyna Avenue Hove

Installation of new roof with rooflights to existing rear conservatory with balcony and French doors above.

Applicant: Ms Jan Haywood

Officer: Wayne Nee 292132

Approved on 16/08/11 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

Details of the balcony privacy screen hereby approved, including a 1:20 drawing, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details, it shall be installed before the balcony is used as an amenity area, and the privacy screen shall thereafter be retained as such.

Reason: As insufficient information has been submitted; to safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. P01 and P02 received on 21 June 2011.

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

BH2011/01856

4 Western Esplanade Portslade

Erection of part one part two storey rear extensions with glazed balcony. Erection of rear timber decking. Relocation of front entrance to allow for erection of single storey front extension at first floor level with roof terrace. General alterations and revised fenestration.

Applicant: Dr M Vandeburg

Officer: Adrian Smith 290478

Refused on 19/08/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan seek to ensure that extensions and alterations to buildings are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed projecting two storey canopy/porch structure to the front elevation, including the pitched and glazed roof above, represents an incongruous and alien feature that would be harmful to the general appearance and continuity of the terrace, whilst the rear decking, by virtue of its excessive depth, represents an overdevelopment of the rear of the building, to contrary to the above policy.

2) UNI2

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 ground floor rear extension and first floor balcony above, by reason of its excessive depth and close proximity to the boundary of the site, would result in an excessive enclosing effect and general loss of privacy to the adjacent property at No.5 Western Esplanade. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted regarding the installation of the solar water and photo-voltaic panels to determine whether they would have an excessively harmful impact on the appearance of the building and the continuity to the roofscape of the terrace by virtue of any upstand that may be required, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/01871

First Floor Flat 93 St Leonards Road Hove

External alterations to rear and side elevations including repositioning and enlargement of bedroom windows.

Applicant: Mr Anthony Comps-Linney

Officer: Wayne Nee 292132

Approved on 25/08/11 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. 785/10 received on 24 June 2011, and drawing nos. 785/8a and 785/9A received on 23 August 2011.

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

BH2011/01889

35 Woodhouse Road Hove

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

Applicant: Jason Tingley

Officer: Mark Thomas 292336

Approved on 18/08/11 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 walls of the extension 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. 35WR/01, 35SW/03 received on 27th June 2011.

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

BH2011/01925

26 Grange Road Hove

Erection of first floor rear extension.

Applicant: Mr Andrew Talbot

Officer: Christopher Wright 292097

Approved on 30/08/11 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 roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

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

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows or other openings other than those expressly authorised by this permission shall be constructed on the first floor rear extension without planning permission obtained from the Local Planning Authority.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the two approved drawings of the proposed floor plans and elevations received on 6

July 2011; and the location plan and block plan received on 24 August 2011.
Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/01951

38 Braemore Road Hove

Erection of single storey rear extension and raised terrace with timber decking.

Applicant: Ms Emma Stanton

Officer: Christopher Wright 292097

Approved on 30/08/11 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

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 Revision A received on 12 July 2011.

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

BH2011/02080

53-55 Boundary Road Hove

Erection of two storey extension over ground floor to create 2no studio flats and 1no one bed flat. Alterations to fenestration including replacement replacement/new UPVC windows and provision of external access staircase.

Applicant: Roseview Homes Limited

Officer: Guy Everest 293334

Approved on 30/08/11 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) 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.

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) BH06.03

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.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved site location plan and drawing no. 707 01 received 13th July 2011; and approved drawing no. 707 02D received 18th August 2011.

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

8) UNI

The external finishes of the development hereby permitted, including the pebbledash walls and rendered banding, shall match exactly in design and finish the materials, colour, style, bonding and texture of those of the existing building.

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

BH2011/02233

30 Ruskin Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating rooflight to front and rear dormers, and single storey rear extension.

Applicant: Mr Paul Jaconelli

Officer: Mark Thomas 292336

Approved on 22/08/11 DELEGATED

Withdrawn applications

HOLLINGDEAN & STANMER

BH2011/01220

Stable Block Stanmer House Stanmer Park Brighton

Conversion of existing stable block building to form 7no two bedroom houses and 1no two bedroom flat, with external alterations including additional dormers and replacement doors and windows and internal alterations including lowering of first floor. (Development is in the South Downs National Park).

Applicant: Cherrywood Investments

Officer: Lewis Oliver 01730811759

Withdrawn on 12/08/11