

PLANS LIST 14 MARCH 2012

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

BH2011/03358

Maycroft & Parkside London Road & 2-8 Carden Avenue Brighton

Demolition of existing buildings and erection of 3no storey residential care home for the elderly with associated facilities.

Applicant: Hallmark Care Homes

Officer: Liz Arnold 291709

Approved on 14/02/12 DELEGATED

1) UNI

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

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

2) UNI

The development hereby permitted shall not be brought into use until the vehicle parking area shown on the submitted plans has been laid out and surfaced to the satisfaction of the Local Planning Authority. The parking area shall not be used otherwise than for the parking of vehicles of residents, staff and visitors associated with the development.

Reason: To ensure that adequate parking provision is retained and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

3) UNI

No furniture, umbrellas or similar paraphernalia shall be placed upon the roof terrace, hereby approved, in a position from which it will be visible from the pavement in either London Road or Carden Avenue or from the northern areas of Withdean Park.

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

4) UNI

The east facing windows in the southern section of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 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

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

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

Reason: To safeguard the amenities of the future residents of the development and amenities of the locality against potential noise disturbance and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) 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.

9) UNI

Notwithstanding details shown on drawing no. 6151-PL-002RevH, the development hereby permitted shall not be commenced until further details of secure, covered, lit cycle parking facilities for the staff of and visitors to the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented, in accordance with the approved details, 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.

10) UNI

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

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

11) UNI

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

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

12) UNI

Notwithstanding the information submitted, no development shall commence until an Arboriculturist Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing measures to protect the trees to remain on the site to a British Standard BS 5837 (2005) Trees in Relation to Construction during construction of the development including the construction or demolition of any pathways etc in the vicinity of the retained trees.

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

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 including intended numbers and species, 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

Notwithstanding the Ecological Assessment Document submitted on the 3rd November 2011, no development shall commence until details of nature conservation, protection and enhancement strategies has been submitted to and approved in writing by the Local Planning Authority. These details shall include mitigation measures for the loss of the grassland and pond habitats, quantified nature conservation enhancement measures and a reptile mitigation and method statement which include a precautionary exercise, to capture and remove to an identified and approved temporary receptor site (within the development boundary), any reptiles which may be present on site. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the protection and enhancement of the ecological interest of the site and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until an appraisal, either a screening tool or a detailed dispersion model, of the air quality impact of the proposed biomass plant on the third floor accommodation and external roof terrace of the development hereby approved has been submitted to an approved in writing by the Local Planning Authority.

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

16) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of at least 65% in the energy section and at least 62% in the water section of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and

- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of at least 65% in the energy section and at least 62% in the water section of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

17) UNI

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

Reason: To enable the Local Planning Authority to control foul sewage and surface water drainage in accordance with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

18) UNI

Prior to the commencement of the development, on site detailed drawings, including levels, sections and constructional details of the proposed highway works, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and retained as such thereafter.

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

19) UNI

The development hereby approved shall not commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason: The development is likely to disturb remains or archaeological interest and in order to protect and provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

20) UNI

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

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

21) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating at least 65% in the energy section and at least 62% in the water section of relevant BREEAM assessment within overall

'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

22) 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.

23) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 6151-AL-001, 6151-AL-002, 6151-PL-003RevH, 6151-PL-004RevG, 6151-PL-005RevG, 6151-PL-023RevB, 2 drawings no. SUN/711018, a drawing titled Access Plan and a drawing titled Tree Protection Plan received on the 3rd November 2011, drawing nos. 6151-PL-006RevG, 6151-PL-007RevC, 6151-PL-008RevF, 6151-PL-009RevF, 6151-PL-20RevA, 6151-PL-021RevC, 6151-PL-022RevA and 6151-PL-024RevA received on the 5th January 2012 and drawing no. 6151-PL-002RevH received on the 11th January 2012.

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

BH2011/03485

1A Carol Close Brighton

Convert existing garage to games room incorporating erection of a single storey extension to east elevation and associated external alterations. Erection of a single storey detached garage.

Applicant: Mr A Thorpe

Officer: Louise Kent 292198

Approved on 13/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 230-01a, 02b & 3 received on 17 November 2011.

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

BH2011/03486

29 Braybon Avenue Brighton

Demolition of garage to facilitate erection of two storey side extension. Erection of single storey rear extension incorporating steps down to raised decking. Erection of front porch.

Applicant: Mr Jon Stubbs

Officer: Helen Hobbs 293335

Approved on 14/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 420(PL)1B and 420(PL)2B received on 10th February 2012, drawing no. 420(SK)1 received on 9th February 2012 and 420(PL)3a received on 29th November 2011.

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

BH2011/03522

48 Brangwyn Avenue Brighton

Certificate of Lawfulness for existing single storey rear extension, formation of side dormer and installation of front rooflights (Retrospective).

Applicant: Mr Steve Banks

Officer: Liz Arnold 291709

Approved on 23/02/12 DELEGATED

BH2011/03778

Land Adjacent 1 Warmdene Way Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2011/03778.

Applicant: Mr Bob Walters

Officer: Aidan Thatcher 292265

Approved on 09/02/12 DELEGATED

BH2011/03895

47 Baranscraig Avenue Brighton

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

Applicant: Mr Dean Gibbons

Officer: Chris Swain 292178

Approved on 15/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 two unnumbered drawings, a site plan and a block plan received on 21 December 2011.

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

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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed to 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.

PRESTON PARK

BH2011/01301

174 Balfour Road Brighton

Erection of single storey rear extension replacing existing conservatory and w.c .

Applicant: Mrs Jane Dunne

Officer: Jonathan Puplett 292525

Approved on 06/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window or door shall be constructed to the northern side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01E received on the 11th of January 2012.

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

BH2011/02485

52 Preston Road Brighton

Conversion of single dwelling property to 4no self contained flats, erection of single storey rear extension and construction of new frontage at ground floor.

Applicant: Hardwick Hartley Partnership

Officer: Aidan Thatcher 292265

Refused on 08/02/12 PLANNING COMMITTEE

1) UNI

The proposed scheme fails to provide a unit of accommodation that is suitable for occupation by a family (including garden access) and as such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The application fails to demonstrate that the site would fall within a satisfactory noise category and have no adverse air quality issues and as such could cause harm to the amenity of the future occupiers of the units. The proposal is contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear extension would have an unacceptable impact on the character and appearance of nos. 52 and 54 Preston Road, resulting in an overly dominant extension by virtue of its excessive width and depth. The proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would have an unacceptable impact on the living conditions of the future occupiers by virtue of a cramped form of accommodation, particularly within the ground floor units, poor outlook and would result in inter-overlooking between the proposed and existing units (including neighbouring residential accommodation). Therefore the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The application fails to provide for an acceptable standard of cycle parking provision and as such the proposal is contrary to policies TR14 and HO9 of the Brighton & Hove Local Plan.

6) UNI6

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and is contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2011/03504

311 Ditchling Road Brighton

Erection of replacement single storey rear extension.

Applicant: Mr & Mrs Giustiniani

Officer: Sue Dubberley 293817

Approved on 17/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 1399/1507 and 1508 received on 15 November 2011.

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

BH2011/03505

311 Ditchling Road Brighton

Certificate of lawfulness for a proposed loft conversion incorporating rooflights to east elevation and rear facing dormer.

Applicant: Mr & Mrs Giustiniani

Officer: Sue Dubberley 293817

Approved on 17/02/12 DELEGATED

BH2011/03623

56 Edburton Avenue Brighton

Loft conversion incorporating rear dormer and rooflight to front roof slope.

Applicant: Mr Rupert Hawkes

Officer: Helen Hobbs 293335

Approved on 14/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawings no. L-103 revision C received on 3rd February 2012 and drawing no. L-102 received on 28th November 2011.

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

BH2011/03650

213 Preston Drove Brighton

Erection of single storey rear extension with glazed roof.

Applicant: Mr Peter Roberts

Officer: Chris Swain 292178

Approved on 16/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 11/036/01, 11/036/02 and 11/036/03 and a design and access statement received on 29 November 2011.

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

BH2011/03783

Preston Lawn Tennis Club Preston Drove Brighton

Installation of 2no eight metre high floodlights and posts to court 3.

Applicant: Preston Lawn Tennis Club

Officer: Aidan Thatcher 292265

Approved on 02/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 23/H/11, 11/02, 11/5 and 11/6 received on 08.12.11.

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

3) UNI

The floodlighting hereby approved shall only be in use between the hours of 16:00 and 22:00 daily.

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

4) UNI

The floodlight posts hereby permitted shall be painted green to match the other posts within the site within 2 weeks of their erection and be retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of the adjacent listed buildings and to safeguard the amenities of the occupiers of adjoining properties to comply with policies QD27 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence until a scheme of maintenance and details of the fittings to each floodlight to mitigate light spillage have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of the adjacent listed buildings and to safeguard the amenities of the occupiers of adjoining properties to comply with policies QD27 and HE6 of the Brighton & Hove Local Plan.

6) UNI

No development shall commence until a scheme of additional tree planting has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details prior to the floodlights coming into use and be retained as such thereafter.

Reason: To ensure the adequate protection of residential amenity and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

BH2011/03787

Flat 4 180 Springfield Road Brighton

Replacement of existing single glazed windows with UPVC double glazed units.

Applicant: Mr Eden Phillips

Officer: Helen Hobbs 293335

Approved on 14/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. BM-0805-2 and window specification details received on 9th December 2011 and site plan received on 3rd January 2012.

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

BH2011/03843

140 Balfour Road Brighton

Installation of external insulation with rendered finish to existing walls. Removal of ground floor windows on side elevation.

Applicant: Mr T Small

Officer: Aidan Thatcher 292265

Approved on 15/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 06-1111, 06-1111a, 06-1111b, 06-1111c and 06-1111d received on 16.12.11.

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

BH2011/03888

103 Hythe Road Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Gilman

Officer: Jonathan Puplett 292525

Approved on 15/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawing nos. 1130-01 received on the 21st of December 2011 and no. 1130-02A received on the 14th of February 2012.

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

BH2012/00053

58 Hamilton Road Brighton

Certificate of Lawfulness for proposed conservatory extension to rear installation of rear dormer incorporating Juliet balcony and rooflights to front elevation.

Applicant: Ms Lauren Atallah

Officer: Anthony Foster 294495

Approved on 10/02/12 DELEGATED

BH2012/00235

101 Chester Terrace Brighton

Non material amendment to BH2010/03405 for larger velux windows and 3-leaf patio doors and fixed light window in place of 4-leaf patio doors on rear elevation and change to roof material from slate to tiles.

Applicant: Mrs L Wakefield

Officer: Liz Arnold 291709

Approved on 20/02/12 DELEGATED

REGENCY

BH2011/02644

100A Western Road Brighton

Change of Use of ground floor and basement from sandwich bar (A1) to restaurant (A3) incorporating extraction duct.

Applicant: Mr Nima Bakhtiar

Officer: Wayne Nee 292132

Refused on 20/02/12 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the amenity of an area, its users, residents and occupiers, from disturbance such as smells and other pollution. There is potential for significant disturbance for occupants of the surrounding residential units from the proposed extraction duct. Having regard to the location directly below residential windows, the applicant has failed to demonstrate that the proposed extraction duct would not have a significant effect upon neighbouring residences in terms of odour issues. The proposal is therefore contrary to the aims of policy QD27.

BH2011/02817

20-25 North Street Brighton

Change of use from basement storage areas to mixed use arts venue with integral restaurant and bar (sui generis), new access doors at ground floor level and associated duct work.

Applicant: Theatre In The Lanes

Officer: Guy Everest 293334

Approved on 17/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH07.03

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

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

4) BH07.04

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

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

5) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority the brickwork around the hereby approved ducting, as indicated on drawing no. P/11/045 003, shall match the material, colour, style and texture of the adjacent wall. The brickwork screen shall be completed prior to the ventilation system being brought into use and shall be retained 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 rear ground floor fire exit to the hereby approved basement premises shall not be opened except for emergency access and egress between the hours of 23:00 and 07:00.

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 use hereby permitted shall not be open or in use except between the hours of 10:00 and 00:00 (midnight) on Mondays to Wednesdays; between the hours of 10:00 and 02:00 on Thursdays to Saturdays; and between the hours of 10:00 and 00:00 (midnight) on Sundays and Bank Holidays.

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

9) UNI

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

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

10) UNI

Prior to its installation 1:20 elevational drawings and 1:1 joinery details of the entrance door onto Meeting House Lane shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and brickwork around the doorframe shall be made good to match the existing.

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 be carried out in accordance with the approved drawings no. P/11/045 001, P/11/045 002, P/11/045 003 & P/11/045 004 received on 12th October 2011.

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

BH2011/03380

First Floor Mitre House Western Road Brighton

Change of use to non-residential institutions (D1) and offices (B1) at first floor level. (Part Retrospective)

Applicant: Tareem Ltd C/O Montague Management Ltd

Officer: Guy Everest 293334

Approved on 08/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 part of the first floor premises shall be used as a children's day nursery or crèche unless prior written consent is obtained from the Local Planning Authority.

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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 3318.EX.001 A received on 7th November 2011; and approved drawing no. 3318.EXG.002 A received on 15th November 2011

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

BH2011/03434

Mitre House 149 Western Road Brighton

Change of use of North block and addition of fourth storey contained within a mansard roof to form hotel (C1) with associated works.

Applicant: Tareem Ltd C/O Montague Management Ltd

Officer: Guy Everest 293334

Approved on 07/02/12 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 access doors to Hampton Street, Spring Street and Hampton Place shall only be used in an emergency, and for no other purpose, and have a security alarm fitted prior to the commencement of the use hereby approved which 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.

3) UNI

No loading or unloading of vehicles relating to the hotel shall take place on Hampton Street, Spring Street or Hampton Place.

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.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority the fanlight grille to the hereby approved Western Road entrance shall match the design, proportions and detailing of the existing, and adjoining, fanlight grille.

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

The stone window cills to the north, west and southern elevations of the building shall be retained as existing and shall not be removed or rendered.

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 roof of the northern block shall be kept clear of any plant, machinery, ductwork or railings.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The railings at ground floor level to Hampton Street shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

8) UNI

Notwithstanding the submitted details the railings at first floor level to the Hampton Place frontage shall be painted grey to match the window frames and shall be retained as such.

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

9) UNI

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

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

10) UNI

Prior to their installation details, at a 1:20 scale, of the replacement doors to the corner entrance at the junction of Spring Street and Hampton Street shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

11) UNI

No works to the eastern (Spring Street) elevation of the building shall take place until details, to include sections at a 1:20 scale, of the blocked windows at first floor level have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

12) UNI

A Travel Plan shall be submitted to the Local Planning Authority no less than three months prior to the first occupation of the hereby approved hotel. The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. It shall also set out arrangements for provisions of disabled parking for guests and employees. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

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

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the accommodation at third floor level (within the additional mansard roof storey) shall not be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

14) 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.

15) 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.

16) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 3204.EXG.001 B, 3204.EXG.002, 3204.EXG.101 B, 3204.EXG.102 B, 3204.EXG.103 B, 3204.EXG.201 A, 3204.EXG.301 A, 3204.EXG.302 A, 3204.EXG.303 A, 3204.EXG.306 A, 3375.PL.100,

3375.PL.101, 3375.PL.102, 3375.PL.103, 3375.PL.104, 3375.PL.105, 3375.PL.106, 3375.PL.300, 3375.PL.301, 3375.PL.302, 3375.PL.800 A, 3375.PL.801, 3375.PL.802, 3375.PL.803, 3375.PL.804 & 3375.PL.805 submitted 8th November 2011.

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

BH2011/03658

Ground Floor Flat 14 Russell Square Brighton

Replacement of single glazed timber framed windows and doors with UPVC double glazed units incorporating installation of French doors to replace existing window and door at lower ground floor to rear.

Applicant: Mr Alastair Dodd

Officer: Wayne Nee 292132

Refused on 06/02/12 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show the use of building materials and finishes which are sympathetic to the area. Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted. The replacement of the existing front elevation basement windows with uPVC frames would be inappropriate for the character of the property and would be detrimental to the appearance of the surrounding street scene. This proposal is inappropriate in terms of its materials and would also fail to preserve or enhance the character and appearance of Regency Square Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/03699

16B Montpelier Crescent Brighton

Erection of new wall and recycling bin enclosure in front garden. (Part retrospective).

Applicant: Mr Toby & Mrs Jennifer Ombler

Officer: Mark Thomas 292336

Refused on 02/02/12 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. Policy HE3 states that development will not be permitted if it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use. The construction of a wall to the eastern side of the entrance path is in contrast to the open nature of the garden as originally designed and those to properties within Montpelier Crescent. The creation of a bin store within the wall has further increased the visually obtrusive and alien nature of the development. The development has and would result in significant harm to the character, architectural setting and significance of the Grade II* Listed Building, contrary to the above policies.

BH2011/03700

16B Montpelier Crescent Brighton

Erection of new wall and recycling bin enclosure in front garden. (Part retrospective).

Applicant: Mr Toby & Mrs Jennifer Ombler

Officer: Mark Thomas 292336

Refused on 02/02/12 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. Policy HE3 states that development will not be permitted if it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use. Policy HE6 states that proposals within conservation areas should preserve or enhance the character of the area. The construction of a wall to the eastern side of the entrance path is in contrast to the open nature of the garden as originally designed and those to properties within Montpelier Crescent. The creation of a bin store within the wall has further increased the visually obtrusive and alien nature of the development. The development has and would result in significant harm to the character, architectural setting and significance of the Grade II* Listed Building, and to the character and appearance of the wider Montpelier and Clifton Hill conservation area contrary to the above policies.

BH2011/03775

103 Upper North Street Brighton

Certificate of Lawfulness for proposed erection of a detached single storey outbuilding in rear garden.

Applicant: Mr James Tierney

Officer: Jason Hawkes 292153

Approved on 22/02/12 DELEGATED

BH2011/03782

Flat 1 & 2 65 - 66 Regency Square Brighton

Internal alterations to convert flats 1 & 2 into 1no residential unit.

Applicant: Mr Nigel Rose

Officer: Christopher Wright 292097

Approved on 17/02/12 DELEGATED

1) BH01.05

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

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

2) UNI

The new doors and walls shall have architraves and skirting boards to match the existing architraves and skirting boards and all works of making good shall match the existing.

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

3) UNI

Notwithstanding the drawings submitted, no works shall take place until precise construction details for the supporting lintels over the proposed openings have been submitted to and approved in writing by the Local Planning Authority.

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

4) UNI

Notwithstanding the drawings submitted, no works shall take place until 1:20 sample elevations and 1:1 joinery sectional profiles of all new doors have been submitted to and approved in writing by the Local Planning Authority, and 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 HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/03819

41 Regency Square Brighton

Replacement of existing windows with new timber sliding windows to front elevation at ground and first floor level.

Applicant: Mr & Mrs White

Officer: Steven Lewis 290480

Approved on 08/02/12 DELEGATED

BH2011/03820

41 Regency Square Brighton

Replacement of existing windows with timber sliding sash windows to front elevation at ground and first floor level.

Applicant: Mr & Mrs White

Officer: Steven Lewis 290480

Approved on 08/02/12 DELEGATED

BH2011/03858

54 - 55 Meeting House Lane Brighton

Display of 2no externally illuminated fascia signs.

Applicant: Mr Paul Craig

Officer: Wayne Nee 292132

Refused on 10/02/12 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and should contribute to the visual amenity of the area. Policy HE9 of the Brighton & Hove Local Plan states that advertisements and signs within conservation areas will only be allowed when they do not have any adverse effect on the architectural and historical character or appearance of the building, on a conservation area or on their settings. Supplementary Planning Document 7 on Advertisements also outlines the Council's approach to advertisements. The proposed top signage fascia, which would be externally illuminated, would appear incongruous and would be unduly visually prominent at a high level on the building. This would be detrimental to the appearance and character of the Old Town Conservation Area, and is therefore contrary to the above policies and supplementary planning document.

2) UNI2

The proposed main signage fascia panel would be an inappropriate addition as it would stand off the building more than the existing fascia, thereby reducing the definition of the architectural features surrounding the fascia. Furthermore, the method of illumination of trough lighting would obscure important architectural features which would harm the character and appearance of the building and would be detrimental to the Old Town Conservation Area. The signage is therefore contrary to policies QD12, HE6 and HE9 of the Brighton & Hove Local

ST. PETER'S & NORTH LAINE

BH2011/01046

31 - 33 Bath Street Brighton

Proposed redevelopment of site providing 5no residential dwellings to the rear and A1 retail with B1 offices above to front.

Applicant: Mr Essam Barakat

Officer: Kate Brocklebank 292175

Approved on 17/02/12 DELEGATED

1) BH01.01

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

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

2) BH05.01B

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

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

A completed pre-assessment estimator will not be acceptable.

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

3) BH05.02B

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

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

4) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

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

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning

Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

5) UNI

No development shall take place until elevational details of the refuse and recycling storage indicated on the approved plans have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

6) UNI

Notwithstanding the approved drawings, no development shall commence until details including a 1:10 scale elevation of the architectural metalwork of the Juliet balconies and the central entrance gates, which shall be of an artistic design, have been submitted to and approved in writing by the Local Planning Authority.

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

7) UNI

The windows servicing the bathrooms within the dwellings hereby approved shall not be glazed otherwise than with obscured glass. The upper half of the sash windows servicing the bathrooms within units R4 and R5 shall also be fixed shut and thereafter permanently retained as such.

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

8) UNI

The top half of the sash windows servicing the second bedrooms within the rear elevations of units R2 and R3 hereby approved shall not be glazed otherwise than with obscured glass and shall also be fixed shut and thereafter permanently retained as such.

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

9) UNI

A method statement setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, shall be submitted to and approved by the Local Planning Authority before works commence. The demolition and construction works shall be carried out and completed full in accordance with the approved method

statement.

Reason: To ensure satisfactory protection of the existing boundary walls which are considered to be an important feature within the conservation area, in accordance with policy HE6 of the Brighton & Hove Local Plan.

10) UNI

Before development commences details of the treatment to all boundaries to the site including details of any retained walling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details prior to first occupation of the development and retained thereafter.

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

11) UNI

The walls of the new buildings shall be smooth rendered down to ground level and shall not have bell-mouth drips or channels.

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

12) UNI

All new rainwater goods, soil and other waste pipes shall be in cast iron.

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

13) UNI

No development shall take place until elevational details of the cycle storage indicated on the approved plans have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the cycle 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 TR14 of the Brighton & Hove Local Plan

14) UNI

No development shall commence until details of the type and location of a swift nesting box has been submitted to an approved in writing by the Local Planning Authority. The box shall then be provided in accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To ensure protection of species on the site in accordance with policy QD18 of the Brighton & Hove Local Plan.

15) UNI

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for landscaping, which shall include hard and soft landscaping, tree and shrub planting, level changes, reinstated paths, new paths and hard paved areas, fences, walls and gates, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

16) UNI

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

before the development is occupied.

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

17) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, and subsequent amendments, the commercial units at first and second floors within the frontage block of the development hereby approved shall be used only as B1 (a) and (b) and for no other purpose in Use Class B1.

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

18) UNI

The B1 commercial units within the development hereby approved shall only be in use between the hours of 08:00 - 19:00 Monday to Friday and 09:00 - 18:00 on Saturdays. There shall be no working on Sundays, bank or public holidays and no deliveries shall take place outside these hours.

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

19) UNI

No external working in relation to the commercial units on the ground floor shall be carried out at any time.

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

20) UNI

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

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

21) UNI

A scheme for the soundproofing of the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The end use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority.

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

22) UNI

No development shall commence until detailed drawings of the reinstated pavement abutting the site, including levels, sections and constructional details of the pavements treatments, surface water drainage, outfall disposal of the pavement adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and for the benefit and convenience of the public at larger and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

23) UNI

The development hereby permitted shall not be commenced until details of sustainability measures to be incorporated into the commercial element of the development 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 and unless agreed in writing by the Local Planning Authority shall include the incorporation of a similar amount of Photovoltaic panels as shown on drawing number TA 553/10 Rev D. 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.

24) UNI

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

25) UNI

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

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

26) UNI

Unless otherwise agreed in writing, no development shall commence until details of the proposed green walling and chalk grassland roof including a timetable for implementation, maintenance programme, sections of the grassland roof and seed mix have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in 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.

27) UNI

The following details shall be submitted to and approved by the Local Planning Authority before works commence:

- i) sectional profiles at 1:1 scale of window, door and shopfront frames.
- ii) details and samples of materials.
- iii) details of colours and finishes.

The scheme shall then be carried out in strict accordance with the agreed details.

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

28) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA 553 /01 rev. B, TA 553 /02 rev. B, TA 553 /03 rev. A, TA 553 /17 rev. B, TA 553 /18 rev. B received on 13 April 2011, TA 553 /11 rev. B, TA 553 /12 rev. C, TA 553 /14 rev. D, TA 553 /15 rev. C, TA 553 /19 rev. D, TA 553 /20 rev. C, TA 553 /21 rev. A, TA 553 /22, TA 553 /23 received on 31 May 2011, TA 553 /13 rev. E, TA 553 /16 rev. D, TA 553 /30 rev. C received on 23 June 2011, TA 553 /10 rev. D received on 30 June 2011.

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

BH2011/03561

8-11 Pavilion Buildings Brighton

Internal alterations to layout of ground and first floors and removal of service lift. Restoration of external doors, windows and stonework.

Applicant: The Royal Bank of Scotland Group Plc

Officer: Chris Swain 292178

Approved on 03/02/12 DELEGATED

1) BH01.05

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

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

2) UNI

The new flooring to the banking hall shall be loose laid over the existing marble floor and no physical or adhesive fixings shall be made into or onto the marble.

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

3) UNI

The cleaning to the external stone work shall only be carried out using a nebulous clean water spray to soften accumulated dirt, followed by light brushing of the stone with soft phosphor bronze brushes, and/or rinsing with a low pressure water lance. Heavily soiled areas may be cleaned with an application of neutral ph soap or detergent to ensure that a consistent appearance of the stonework is achieved. Details of any alternative method of cleaning must be submitted to and approved in writing by the LPA and the cleaning carried out in accordance with the approved method.

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

BH2011/03562

8-11 Pavilion Buildings Brighton

Display of internally-illuminated fascia and projecting signs.

Applicant: The Royal Bank of Scotland Group Plc

Officer: Chris Swain 292178

Approved on 03/02/12 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.

BH2011/03585

34 Marlborough Place Brighton

Application to extend time limit for implementation of previous approval BH2008/03488 for internal alterations, proposed rear dormer, reinstatement of front railings and original front basement sash window.

Applicant: Mrs Zerrin Hodgkins

Officer: Chris Swain 292178

Approved on 06/02/12 DELEGATED

1) BH01.05

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

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

2) BH13.01

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

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

3) 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.

4) BH13.12

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

BH2011/03691

24 Clifton Street Brighton

Erection of single storey rear extension. (Part retrospective)

Applicant: Mr Tim Pearce

Officer: Jonathan Puplett 292525

Approved on 07/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 approved shall be of a painted render finish to match that of the existing building.

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

The development hereby permitted shall be carried out in accordance with the location plan, block plan and drawing nos. 01REVA, 02REVA, 03REVA, 04REVA and 05REVA received on the 5th of December 2011.

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

BH2011/03698

Block K Stroudley Road Brighton

Temporary local area of play, erection of secure palisade fencing and associated landscape improvements.

Applicant: TimeC 1328 Ltd

Officer: Liz Arnold 291709

Approved on 10/02/12 DELEGATED

1) UNI

The Local Area of Play and associated fencing hereby permitted is for a temporary period of 2 years only from the date of the permission.

Reason: The temporary Local Area of Play and associated fencing hereby approved is not considered suitable as a permanent form of development, to safeguard the appearance of the site and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. L25RevisionB and 07C received on the 9th February 2012.

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

3) UNI

The fencing hereby approved, as shown in drawing no. L25Revision B received on the 9th February 2012, shall not be erected until details of the provision of an access point, for maintenance purposes, to the areas outside of the Local Area of Play, have been submitted to an approved in writing by the Local Planning Authority.

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

4) UNI

Notwithstanding drawing no. L25Revision B received on the 9th February 2012, the area coloured green and annotated as 'Area for Future Office Development' on drawing no. L25Revision B shall be re-seeded with a wild flower mix. Details of the wild flower mix to re-seed the areas outside of the Local Area of Play shall be submitted to an approved in writing by the Local Planning Authority prior to commencement of works.

Reason: To compensate for the loss of the existing habitat and to accord with policy QD17 of the Brighton & Hove Local Plan.

5) UNI

The Local Area of Play shall not be accessible to members of public until after 8am each morning and shall remain open during daylight hours, up until 7.30pm. These times shall be clearly advertised at the entrance to the Local Area of Play.

Reason: To ensure that the Local Area of Play is accessible to members of public in accordance with policy H06 of the Brighton & Hove Local Plan.

BH2011/03721

12 Compton Avenue Brighton

Erection of single storey rear extension at basement level and alterations to retaining wall to form landscaped steps up to main garden.

Applicant: Ms Sara Taverner

Officer: Helen Hobbs 293335

Approved on 15/02/12 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. CH378-2/001, CH378-2/002, CH378-2/003, CH378-2/004 and CH378-2/005 received on 7th December 2011.

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

BH2011/03798

34 Marlborough Place Brighton

Application to extend time limit for implementation of previous approval BH2008/03472 for internal alterations, proposed rear dormer, reinstatement of front railings and original front basement sash window.

Applicant: Mrs Zerrin Hodgkins

Officer: Chris Swain 292178

Approved on 06/02/12 DELEGATED

1) BH01.01

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

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

2) BH13.01

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

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

3) 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.

4) BH13.12

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 530.01A, 530.02A, 530.03, the Design & Access Statement, the Heritage Statement and the site location plan received on the 27th October 2008, drawing no. 530.05 received on the 8th January 2009 and a site plan received on 22 November 2011.

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

8) UNI

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

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

9) UNI

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

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

10) UNI

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

Reason: As insufficient information has been submitted to ensure the satisfactory preservation of the listed building and in accordance with policy HE1 and HE6 of the Brighton & Hove Local Plan.

BH2011/03879

38 Guildford Street Brighton

Replacement of existing single glazed crittal windows with hardwood timber double glazed windows at front elevation to ground and first floor levels.

Applicant: Mr Kim Fagerlie

Officer: Liz Arnold 291709

Approved on 13/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 frames of the replacement windows hereby approved shall be painted with gloss paint within one month of the permission hereby approved.

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. 101, 106 and 107 received on the 20th December 2011 and drawing nos. 102RevB, 103RevA, 104RevA and 105RevB received on the 3rd February 2012.

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

BH2011/03880

Sovereign House Church Street Brighton

Application for Approval of Details Reserved by conditions 2ii, 2iii, 2iv, 3iv and 3v of application BH2010/02855.

Applicant: Aberdeen Asset Management

Officer: Jonathan Puplett 292525

Approved on 20/02/12 DELEGATED

BH2011/03881

124 Dyke Road Brighton

Installation of metal palisade fence to rear to replace existing timber fence.

Applicant: The Co-operative Group

Officer: Liz Arnold 291709

Approved on 16/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.1939.01 received on the 20th December 2011.

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

BH2012/00010

17 York Place Brighton

Change of use from retail (A1) to a restaurant (A3) and take-away (A5).

Applicant: Mr Kara

Officer: Aidan Thatcher 292265

Approved on 15/02/12 DELEGATED

1) BH01.01

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

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

2) BH02.08

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.

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) 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.

5) UNI

No alcohol shall be sold or supplied except to persons who are taking meals on the premises and who are seated at tables.

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

6) UNI

No loading or unloading of vehicles shall take place to the site except between the hours of 07.30 and 19.00 Monday to Friday and 09.00 and 19.00 on Saturdays, Sundays and Bank Holidays.

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

7) UNI

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

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

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. site location plan (unreferenced), block plan (unreferenced), K001 Rev A, K002 and K003 Rev A received on 21/12/11.

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

9) UNI

The use hereby permitted shall not be open to customers except between the hours of 09.00-23.00.

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

BH2012/00081

52 Clifton Street Brighton

Certificate of Lawfulness for a proposed single storey rear extension.

Applicant: Mr Barrie Hullis

Officer: Pete Campbell 292359

Approved on 23/02/12 DELEGATED

WITHDEAN

BH2010/03226

Westdene Primary School Bankside Brighton

Application for Approval of Details Reserved by Conditions 1-15 of application BH2010/01382.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Approved on 08/02/12 DELEGATED

BH2011/02869

250 London Road Brighton

Erection of raised escape platform to first floor rear elevation with balustrade, privacy screen and fixed planters, and new doors (part retrospective)

Applicant: Mrs Emma Reohorn

Officer: Wayne Nee 292132

Refused on 16/02/12 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. Despite the proposed measures for screening and limiting the usable area, the raised platform by virtue of its proximity to the site boundary of no. 2 Surrenden Crescent would represent an overbearing addition for the occupiers of this neighbouring property due to an increased sense of overlooking and loss of privacy to their rear garden. Furthermore the proposal has the potential to increase noise and disturbance to this adjoining residence. The proposal is detrimental to residential amenity, and therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/03056

Varndean College Surrenden Road Brighton

Installation of additional floor over existing hall incorporating pitched to flat roof alterations and associated works.

Applicant: Varndean College

Officer: Guy Everest 293334

Approved on 06/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 brickwork of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority the window frames within the hereby approved extension shall match the thickness of the existing adjacent windows.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1880.02 G, 1880.03 B, 1880.04 C, 1880.05 F, 1880.06, 1880.07 A, 1880.10 B, 1880.11 E & 1880.12 A received on 10th October 2011; and drawing no. 1880.18 received on 16th November 2011.

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

BH2011/03431

Land West of Redhill Close Brighton

Application for variation of conditions 8 and 13 of application BH2010/00692 (Outline application for 31 dwellings (0.62 ha) with public open space (2.11 ha) and approval of reserved matters for layout, access and landscaping) to change the requirement for code for Sustainable Homes rating from level 5 to level 4.

Applicant: Braybon Holdings Ltd

Officer: Clare Simpson 292454

Refused on 16/02/12 DELEGATED

1) UNI

The development has been assessed as economically viable to be constructed to reach Code for Sustainable Homes Level 5. The approved application is for outline permission and there are no other constraints which have been identified to justify the reduction in the sustainability standards as outlined in Supplementary Planning Document on Sustainable Building Design (SPD08). The proposed variation of conditions 8 and 13 would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document on Sustainable Building Design (SPD08).

BH2011/03444

Westdene Primary School Bankside Brighton

Application for variation of condition 8 of application BH2010/01382 (Extensions and alterations to school including 2 storey extension to East side to accommodate 12 new classrooms and school facilities and relocation of games court and reconfiguration of external play areas) that the temporary classroom building and part of the all weather play area shall be removed from the site and the land returned to its former condition. Part of the all weather play area shall be retained and the area previously occupied by the temporary classroom building will be infilled as an all weather play area to match.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Approved on 07/02/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the material samples and drawing no. 410 received on the 12th October 2010 under

application reference BH2010/03226.

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall not be occupied the scheme to improve the provision for sustainable transport modes and road safety in the roads around the school has been implemented in strict accordance with the Transport Assessment received on the 12th October 2010 under application reference BH2010/03226. *Reason: To ensure that the proposed development provides for the demand for travel it creates and does not increase the danger to pedestrians walking to and from the site and to comply with policies TR1, TR7, TR8 and SU15 of the Brighton & Hove Local Plan.*

5) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with the scheme contained within the arboricultural report submitted with the application. 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the construction management plan detailed on drawing no.2253/DS01 received on the 21st December 2010 under application reference BH2010/03226, and the facilities shall thereafter be retained until the completion of the development.

Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and the operation of the school, to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.

7) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the

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

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

8) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities detailed on drawing no.ED141A received on the 22nd December 2010 under application reference BH2010/03226 have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

9) UNI

The development hereby permitted shall not be occupied until the parking and disabled parking bays detailed on drawing no. 013 received on the 11th May 2010 under application reference BH2010/01382 have been fully implemented and made available for use, and these areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

10) UNI

At least six months prior to the first occupation of the development hereby approved a 'School Travel Plan' (a document setting out a package of measures tailored to meet the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on private motor vehicles including students, visitors, staff, deliveries, servicing, parking management and other uses of the site) for the development shall be submitted to the Local Planning Authority. The school travel plan shall be approved in writing by the Local Planning Authority prior to the first occupation of the development and shall be implemented as approved thereafter and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of works, a presence/absence amphibian survey to establish whether Great Crested Newt is present within the vicinity of the site shall be carried out in accordance with advice contained within the submitted Ecological assessment and the findings shall be submitted for approval by the Local Planning Authority. Should evidence be found that the Great Crested Newt is present within the vicinity of the site, details of mitigation works shall be submitted to and approved in writing by the Local Planning Authority and no works shall commence until approval is granted thereafter.

Reason: To safeguard the protection of the Great Crested Newt as a European protected species and to comply with policy QD18 of the Brighton & Hove Local Plan.

12) UNI

The development hereby permitted shall be carried out in accordance with the scheme for the proposed means of foul sewerage disposal detailed on drawing

no.51 received on the 23rd December 2010 under application reference BH2010/03226.

Reason: To prevent the pollution of controlled waters by ensuring the provision of a satisfactory means of foul sewerage disposal and to comply with policy SU5 of the Brighton & Hove Local Plan.

13) UNI

Prior to the commencement of works six Schwegler 1WQ wall-mounted bat boxes, six Schwegler 1MR Avianex wall-mounted bird boxes and ten Schwegler Sparrow Terraces shall be erected within the grounds of the school to the satisfaction of the Local Planning Authority and thereafter maintained.

Reason: In order to provide a net gain in biodiversity following the development to comply with policy QD17 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of completion of the development the temporary classroom building hereby permitted shall be removed from the site and the all-weather play area laid out and constructed as per drawing no. 206 Rev A received on the 13th January 2012. The remaining land that does not form part of the revised all-weather play area shall be reinstated as playing field to a quality at least equivalent (or better) than the previous quality or a condition fit for use as a playing field or in accordance with 'Natural Turf for Sport' Sport England 2000'.

Reason: The temporary classroom hereby approved is not considered suitable as a permanent form of development to safeguard the appearance of the site and to comply with policies QD1 of the Brighton & Hove Local Plan.

BH2011/03588

Windsor Court Tongdean Lane Brighton

Replacement of the timber balconies to flats 83, 85, 101, 103, 109 and 110 on South elevation.

Applicant: Hanover Housing Association

Officer: Mark Thomas 292336

Approved on 03/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 50382-P-006b, 758/52, 758/55 received on 12th December 2011.

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

BH2011/03792

19 Tongdean Rise Brighton

Erection of a two storey side/rear extension and a single storey rear extension.

Applicant: Mr Michael Orchard

Officer: Mark Thomas 292336

Refused on 13/02/12 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, the policy states that development should take account of the existing space around buildings and the character of the area and an appropriate gap should be

retained between the extension and the joint boundary if to do otherwise would be detrimental to the character of the area. The proposed two storey extension would be too close to the shared boundary with no. 18 Tongdean Rise and the neighbouring property itself. The result would be a visually cramped form of development, representative of an overdevelopment of the site. The degree of glazing to the front elevation of the side extension would not relate well to the main house, and would draw the eye when the property was viewed from the street. It is considered that this is indicative that the proposed extension is not suitably subordinate to the main house. Overall, the proposed extensions in combination, by virtue of their scale and bulk, and the combination of varying roof forms, would result in the property having an overextended appearance, and the rear elevation in particular appearing visually cluttered. For the reasons outlined the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/03856

69 Bramble Rise Brighton

Erection of single storey front extension with pitched roof incorporating creation of entrance porch and extension to width of existing rear balcony.

Applicant: Mr George Higgs

Officer: Mark Thomas 292336

Refused on 03/02/12 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 front extension by virtue of its excessive scale, bulk and positioning represents an uncharacteristic and incongruous addition which would significantly detract from the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy

BH2011/03862

59 Fernwood Rise Brighton

Loft conversion incorporating raised ridge height, hip to barn end roof extension, side dormers and rooflights.

Applicant: Mr Carlos Cano-Menendez

Officer: Steven Lewis 290480

Refused on 10/02/12 DELEGATED

1) UNI

The dormer roof extensions are considered poorly designed by reason of their siting, scale, bulk and fail to relate well to the host property and that of the prevailing appearance of the immediate street scene. The extensions would have a detrimental impact upon the appearance of the dwelling and that of the wider area, this is contrary to policies QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (SPGBH1 - Roof Extensions and Alterations).

BH2011/03867

106 Surrenden Road Brighton

Demolition of existing garage and outbuildings. Erection of single storey extension to front. Raising of existing ridge incorporating 2no dormers, rooflights and 2no new roof slopes. Widen existing driveway.

Applicant: Mr & Mrs Grice

Officer: Jason Hawkes 292153

Approved on 16/02/12 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

3) BH05.08A

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

4) BH05.10

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

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no alterations or extensions to the approved northern facing roof slope shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: To protect residential amenity in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The three side first floor windows to the northern roof slope of the dwelling hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floors of the rooms in which the windows are 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.

7) UNI

The substantial tree along the front boundary and the street trees adjacent the road near the vehicle entrance to the site shall be protected during the works in accordance with BS 5837 (2005) Trees in Relation to Construction.

Reason: To protect street trees and a tree which is to be retained on the site, in the interest of the visual amenity of the area and to comply with policies QD1 and

QD16 of the Brighton & Hove Local Plan.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.857/01A & 857/02A received on the 26th January 2012.

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

9) 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.

BH2011/03870

3 Millcroft Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn and roof extensions, rear dormer with Juliet balcony, rooflights to front elevation and associated alterations.

Applicant: Duncan George

Officer: Christopher Wright 292097

Approved on 03/02/12 DELEGATED

BH2011/03877

Westview Cornwall Gardens Brighton

Certificate of Lawfulness for the proposed erection of shed to rear garden.

Applicant: Mr & Mrs Anderson

Officer: Robert McNicol 292322

Approved on 13/02/12 DELEGATED

BH2011/03897

26 Valley Drive Brighton

Erection of front porch and replacement of garage doors with a window.

Applicant: Mr & Mrs Garrett

Officer: Robert McNicol 292322

Approved on 16/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and 02 received on 21-Dec-2011.

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

BH2011/03941

14 Shepherds Croft Brighton

Erection of single storey rear extension and extension to first floor over existing garage. Loft conversion incorporating roof extension, rear dormer and rooflights.

Applicant: Mr M Turner

Officer: Adrian Smith 290478

Approved on 13/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window openings shall be constructed in the north side elevation of 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 development hereby permitted shall be carried out in accordance with the approved drawing nos. 1, 11, 12, 13, 14 & 15 received on the 22nd December 2011.

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

BH2011/03942

109 Tivoli Crescent North Brighton

Certificate of Lawfulness for proposed single storey rear extension to replace existing conservatory.

Applicant: Dr Howard Bentley

Officer: Steven Lewis 290480

Approved on 13/02/12 DELEGATED

BH2011/03951

First Floor Flat 55 Tivoli Crescent Brighton

Insertion of velux rooflights to front and rear roof slopes to first floor flat.

Applicant: Peter Shepherd

Officer: Robert McNicol 292322

Approved on 16/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 01 and 02 received on 28-Dec-2011 and drawing no. 03a received on 10-Feb-2012.

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

EAST BRIGHTON

BH2011/03471

Sheepcote Waste Site Sheepcote Valley Brighton

Excavation of embankments to create additional hard standing areas for new revised layout of site.

Applicant: Veolia ES South Downs Ltd

Officer: Anthony Foster 294495

Approved on 07/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

If, during development, contamination not previously identified is found to be present at the site then unless otherwise agreed in writing with the Local Planning Authority, no further development 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved Planning Statement received on 10 November 2011, Biodiversity Checklist, Design and Access Statement received on 9 December 2011, drawings no. VES_DTO_BRIGHT_100_001 Rev B, 002, 003 Rev A, 004, 005, 006, received on 14 December 2011 and Intrusive Site Investigation received on 10 January 2012.

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

BH2011/03508

15 Eaton Place Brighton

Reconfiguration of rear steps to garden. (Part retrospective)

Applicant: Dr Michael Lipton

Officer: Louise Kent 292198

Approved on 23/02/12 DELEGATED

BH2011/03652

43 Eaton Place Brighton

Installation of rear dormer.

Applicant: Mr K Webster

Officer: Helen Hobbs 293335

Refused on 23/02/12 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its size, positioning and inappropriate design forms an incongruous addition, detrimental to the appearance of the building, the visual amenities enjoyed by neighbouring properties and the surrounding conservation area. The development is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2011/03718

7 Chichester Terrace Brighton

Internal alterations to layout of flat and external alterations including replacement of single glazed metal windows with double glazed timber sash units.

Applicant: Mr Martin Jenkins

Officer: Liz Arnold 291709

Approved on 23/02/12 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the submitted skirting board detail, all reinstated architraves, skirting boards, picture rails, cornices, render work, moulding etc shall match exactly the originals in material, sizes, proportions and designs.

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 further details of the ceiling rose, hereby approved, have been submitted to an approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

The removal or over boarding of the original floor coverings or installing insulation above the floor covering is not permitted unless agreed in advance in writing by the Local Planning Authority.

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

5) UNI

No works shall take place until further details of the flue, hereby approved, have been submitted to an approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

6) UNI

No works shall take place until further details of the fireplace, hereby approved, have been submitted to an approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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.

BH2011/03730

Flat 4 3 Chesham Place Brighton

Installation of flue to roof.

Applicant: Paul Clayton

Officer: Jonathan Puplett 292525

Approved on 14/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. TRP-PG-DWG01, 02, 03, 04, 05 and 06 received on the 20th of December 2011.

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

BH2011/03731

Flat 4 3 Chesham Place Brighton

Internal and external alterations to flat.

Applicant: Paul Clayton

Officer: Jonathan Puplett 292525

Approved on 14/02/12 DELEGATED

1) BH01.05

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

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

2) UNI

All new doors, other than the main entrance door to the flat, shall be of timber construction with recessed panels. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

Reason: For the avoidance of doubt in accordance with drawing no. TRP-PG-DWG04 and the email from the agent for the application dated 17th of January 2012, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/03744

18 College Gardens Brighton

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

Applicant: Ms Lucy Beacham

Officer: Helen Hobbs 293335

Approved on 03/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawings no158.103.a and 158.105.a received on 31st January 2012 and 158.101, 158.102 and 158.100 received on 8th December 2011.

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

BH2011/03770

15 Eaton Place Brighton

Reconfiguration of rear steps to garden. (Part retrospective)

Applicant: Dr Michael Lipton

Officer: Louise Kent 292198

Approved on 03/02/12 DELEGATED

BH2011/03947

83 St Georges Road Brighton

Internal alterations including removal of existing bar, staircase, DJ booth & stage and creation of two internal balconies, new staircase & stage and relocation of bar area & DJ booth to upper ground floor.

Applicant: Proud Group Ltd

Officer: Anthony Foster 294495

Approved on 16/02/12 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.

BH2012/00151

12 Sudeley Terrace Brighton

Application for Approval of Details Removed by Condition 3 of application BH2011/03209.

Applicant: Mr K Newman

Officer: Liz Arnold 291709

Approved on 09/02/12 DELEGATED

HANOVER & ELM GROVE

BH2011/03884

84 Bernard Road Brighton

Part one part two storey side extension.

Applicant: Mr Rob Lane

Officer: Anthony Foster 294495

Approved on 13/02/12 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with drawings no. BR1103/101, 102, 103A, 104A, 108, 109A, and Design and Access Statement received on the 20 December 2011.

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

BH2012/00101

53 Holland Street Brighton

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

Applicant: Ms Gabriel Best

Officer: Pete Campbell 292359

Approved on 03/02/12 DELEGATED

HOLLINGDEAN & STANMER

BH2011/02299

Varley Halls of Residence Coldean Lane Brighton

Application for Approval of Details Reserved by Conditions 18 and 25 of application BH2010/00235.

Applicant: University of Brighton

Officer: Kate Brocklebank 292175

Approved on 09/02/12 DELEGATED

BH2011/03571

Northfield University of Sussex Brighton

Application for approval of details reserved by conditions 12, 17, 18, and 19 of application BH2011/00358.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 20/02/12 DELEGATED

BH2011/03621

Attenborough Centre Gardner Centre Road Stanmer Brighton

Internal and external alterations incorporating replacement of external windows and doors, improved disabled access and lift installations, replacement of electrical and mechanical services, construction of external screened plant area and other associated works.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 20/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until 1:20 scale elevations of all new external doors and 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 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 development shall take place until full manufacturer's details of the tension wire grid, including full details of the frames and mesh 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 retained as such thereafter.

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

4) UNI

Notwithstanding the information shown on the Proposed External Works Plan drawing number BST 2030 01, any new paving to the main entrance shall consist of concrete slabs and no bollards shall be erected outside the building except where agreed by the Local Planning Authority as strictly necessary for the control of vehicular traffic.

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

5) UNI

No development shall take place until details and samples of all new external lighting, bollards and paving 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 retained as such thereafter.

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

6) UNI

No development shall take place until 1:20 scale elevations and sections through framing elements of the green wall to the external plant area, 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.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. BST 1021 Rev 01, 1020 Rev 02, 2000 Rev 01, 2001 Rev 01, 2002 Rev 01, 2003 Rev 01, 2004 Rev 01, 2016 Rev 01, 2017 Rev 01, 2018 Rev 01, 2019 Rev 01, 2020 Rev 04, 2021 Rev 04, 2022 Rev 04, 2023 Rev 04, 2024 Rev 01, 2025 Rev 01, 2030 Rev 01, 2100 Rev 01, 2101 Rev 01, 2130 Rev 01, 2131 Rev 01, 2132 Rev 0, 2200 rev 01, 2201 Rev 01, Design and Access Statement received on 25 November 2011. 2210 Rev 02, 8040 Rev 02, received on 28 November 2011.

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

8) UNI

No development shall take place until details of the new roof-top condenser units, including all dimensions in relation to the existing parapet walls, 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 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.

BH2011/03622

Attenborough Centre Gardner Centre Road Stanmer Brighton

Internal and external alterations incorporating replacement of external windows and doors, renovation and refurbishment of auditorium including new floor, improved disabled access and lift installations, upgraded toilets and changing facilities, replacement of electrical and mechanical services and other associated works.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 20/02/12 DELEGATED

1) BH01.05

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

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

2) UNI

No development shall take place until details of the new roof-top condenser units, including all dimensions in relation to the existing parapet walls, 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 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

Notwithstanding the information shown on the Proposed External Works Plan drawing number BST 2030 01, any new paving to the main entrance shall consist of concrete slabs and no bollards shall be erected outside the building except where agreed by the Local Planning Authority as strictly necessary for the control of vehicular traffic.

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 development shall take place until details and samples of all new external lighting, bollards and paving 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 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.

5) UNI

No works shall take place until 1:20 scale elevations of the new disabled passenger lift and supporting masonry structure 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.

6) UNI

No development shall take place until full manufacturer's details of the tension wire grid, including full details of the frames and mesh 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 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.

7) UNI

Notwithstanding the notes to the Proposed Demolitions Plans, no original quarry tiled floors, including skirtings and no existing handrails or balustrades shall be removed unless these areas of tiling and/or sections of handrail and balustrade to be removed have been agreed in writing by the Local Planning Authority.

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

8) UNI

Notwithstanding the notes to the Proposed Demolitions Plans, no internal doors shall be removed except where marked for removal on a Proposed Demolition Plan hereby approved. Sample details of all new and replacement internal doors, at 1:20 scale, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

9) UNI

No development shall take place until 1:20 scale elevations of the glass balustrade to teaching tower 3, including full-scale sections through frames and mullions 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.

10) UNI

No development shall take place until 1:20 scale elevations and sections of the acoustic wall treatment to the auditorium, including details of the finish finishes; 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.

11) UNI

No development shall take place until 1:20 scale elevations the proposed new internal doors 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.

12) UNI

No development shall take place until 1:20 scale elevations and sections through framing elements of the green wall to the external plant area, 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.

13) UNI

No development shall take place until 1:20 scale elevations of all new external doors and 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 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.

14) UNI

No works shall take place until a sample of the proposed motorised fabric banners to the auditorium 'ears' and details of the proposed lifting mechanism has 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 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.

BH2011/03859

University of Sussex Bramber House Refectory Road Brighton

Formation of enclosed service yard.

Applicant: The Southern Co-Operative

Officer: Helen Hobbs 293335

Approved on 13/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 entitled COOP-Sussex Uni-existing, COOP-Sussex Uni-proposed COOP-Sussex Uni-CP1107-site and COOP-Sussex Uni-CP11-07-location received on 19th December 2011.

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

MOULSECOOMB & BEVENDEAN

BH2011/03046

31 Coombe Terrace Brighton

Change of use from part retail/part single dwelling house to single dwelling house, with associated alterations to front elevation.

Applicant: Mr & Mrs Tomkins

Officer: Kate Brocklebank 292175

Approved on 22/02/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11-053-1 and 11-053-02 received on 18 October 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.

BH2011/03450

52-56 Baden Road Brighton

Erection of terrace of 3no three storey residential dwellings incorporating parking.

Applicant: Pursuit Properties

Officer: Sue Dubberley 293817

Approved on 21/02/12 DELEGATED

1) BH01.01

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

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

2) BH02.01

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 for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

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

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

4) BH03.01

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

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

5) BH04.01

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

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

6) 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 DesignStage/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.

7) 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.

8) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the

occupants of and visitors to the development hereby approved.

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

9) 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.

10) UNI

Prior to commencement of development a Discovery Strategy shall be submitted and approved in writing by the Local Planning Authority detailing what action will be taken if unsuspected contamination findings are discovered whilst developing the site. Development shall be undertaken in strict accordance with the approved strategy.

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

11) UNI

Prior to commencement of development 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 ridge heights of all buildings including the houses at the rear of Nos.58-74 Baden Road and structures 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 amenities of nearby residential properties and to safeguard the character and appearance of the area, and to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.2283/01 received on 10 November 2011.

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

BH2011/03452

12 Baden Road Brighton

Erection of three storey detached dwelling incorporating parking and formation of access from Bevendean Road.

Applicant: Mr J Bacon

Officer: Sue Dubberley 293817

Approved on 21/02/12 DELEGATED

1) BH01.01

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

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

2) BH02.01

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 for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

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

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

4) BH03.01

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

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

5) BH04.01A

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.

6) 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.

7) 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.

8) BH06.01

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

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

9) 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.

10) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority an Arboriculture Method Statement. The works shall be carried out in accordance with the agreed details.

Reason: To protect the tree which is 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.

11) UNI

Prior to commencement of development 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 ridge heights of all buildings including the adjoining approved houses at the rear of Nos.14-18 Baden Road and structures 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 amenities of nearby residential properties and to safeguard the character and appearance of the area, and to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.2284/01 received on 10 November 2011.

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

BH2012/00019

27 Ladysmith Road Brighton

Replacement of 2 wooden windows with UPVC windows (Retrospective).

Applicant: Mr Nicholas Dwyer

Officer: Chris Swain 292178

Approved on 21/02/12 DELEGATED

QUEEN'S PARK

BH2011/02361

12 Charles Street Brighton

Change of use from single dwelling house to house of multiple occupancy.

Applicant: Mr Paul Samouel

Officer: Anthony Foster 294495

Approved on 07/02/12 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

Prior to the commencement of the use of the site as a HMO a Site Management Plan is to be submitted to and approved in writing by the Local Planning Authority. The Management Plan should address issues including anti-social behaviour, soundproofing, amenities, repair, fire precautions and safety of the residents. The Management Plan should also contain details of the contract entered into by the Registered Social Landlord and details of the general management of the site. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings Site Location Plan and "Letter from Brighton Housing Trust dated 20 July 2011" received 8 August 2011, Design and Access Statement received 30 November 2011, supporting information "Location: 12 Charles Street Brighton BN2 1TG" received 19 December 2011, Existing Floor Plan and Proposed Floor Plan received 17 January 2012.

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

BH2011/02362

12 Charles Street Brighton

Interior alterations and associated works in connection with the change of use from single dwelling house to a house in multiple occupation (part-retrospective).

Applicant: Mr Paul Samouel

Officer: Anthony Foster 294495

Approved on 07/02/12 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.

BH2011/02975

43 Upper St James Street Brighton

Change of use from a sandwich bar/Café (A1) to a restaurant/café (A3)

Applicant: Mr Ali Utkusavas

Officer: Sue Dubberley 293817

Refused on 16/02/12 DELEGATED

1) UNI

Policy SR6 seeks to maintain and enhance the vitality and viability of St George's Road local centre by the retention of a predominance of Class A1 retail uses. The proposal is contrary to criterion (a) of this policy which states that permission will not be granted if a proposal would result in the number of non-retail units or the proportion of frontages exceeding 35% of the centre. The proposed change of use would result in the number of non-retail units being 39%. Furthermore it has not been adequately demonstrated that a Class A1 retail use is no longer economically viable in the particular unit or the centre as a whole, contrary to criterion (b). The proposal would also result in three non-retail units in a row leading to a break in the retail frontage of more than 10 metres contrary to

criterion (e). The proposal is therefore contrary to the policy SR6.

BH2011/03639

26 East Drive Brighton

Demolition of existing garage and erection of single storey outbuilding, including car parking and cycle space.

Applicant: Mr & Mrs Webb

Officer: Jonathan Puplett 292525

Approved on 02/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 no. PA1002 received on the 8th of December 2011 and the Design and Access Statement and drawing nos. PA1001, 1002, 1003, 1010, 1011, 1020, 1021, 1023, 1025, 1027 and 1200 received on the 19th of December 2011.

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

BH2011/03671

5A College Place Brighton

Rearrangement of window and door at rear elevation.

Applicant: Miss Greer Whitewick

Officer: Jonathan Puplett 292525

Approved on 20/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 unnumbered drawings received on the 5th of January 2012.

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

BH2011/03873

15 Upper Rock Gardens Brighton

Removal of rear fire escape at second and third floor levels.

Applicant: Mr David Beckley

Officer: Helen Hobbs 293335

Approved on 13/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 fire escapes and all embedded metalwork should be carefully removed in order to avoid future corrosion which could result in harm to the masonry, and the full reinstatement of affected surfaces in appropriate materials including lime based mortars to matching profiles and finishes should be carried out within 3 months of the fire escapes removal.

Reason: To ensure the satisfactory appearance of the development and to comply with policies HE 1 and HE 6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 31837/2, 31837/3, 31837/4 & 31837/5 received on 19th December 2011.

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

BH2012/00065

19 Princes Street Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2010/01561.

Applicant: Harket Property LLP

Officer: Anthony Foster 294495

Approved on 14/02/12 DELEGATED

ROTTINGDEAN COASTAL

BH2011/02306

Ovingdean Hall College Greenways Brighton

Erection of a single storey ancillary storage building for a temporary period of 3 years.

Applicant: Ovingdean Property Ltd

Officer: Sue Dubberley 293817

Approved on 17/02/12 DELEGATED

1) BH01.01

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

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

2) BH09.02

The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before [***] in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

*Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard [***] and to comply with policies [***] of the Brighton & Hove Local Plan.*

3) UNI

The building hereby approved shall be painted in Umber Grey 7022 as shown on the submitted RAL colour chart within 3 months of this permission.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.0166.PL.001, 002, 003, 004 and 0166.EXG.001, 002, 003, 004 received on 04 August 2011.

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

BH2011/02307

Ovingdean Hall College Greenways Brighton

Erection of a single storey ancillary storage building for a temporary period of 3 years.

Applicant: Ovingdean Property Ltd

Officer: Sue Dubberley 293817

Approved on 22/02/12 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) BH09.02

The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 3 years in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the setting of the Grade II Listed Building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The building hereby approved shall be painted in Umber Grey 7022 as shown on the submitted RAL colour chart within 3 months of this permission.

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

BH2011/02712

Land to Rear of 23 Falmer Road Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 3, 6, 10, 12, 14, 15, 18 and 19 of application BH2010/03462.

Applicant: Mr & Mrs S Maccurie

Officer: Jonathan Puplett 292525

Approved on 17/02/12 DELEGATED

BH2011/03371

6 Saltdean Drive Saltdean Brighton

Certificate of lawfulness for proposed loft conversion with dormer and rooflight to both side elevations and hip to gable roof extension to rear. Conversion of basement to habitable rooms and conversion of garage to bedroom.

Applicant: Mr & Mrs Miles

Officer: Louise Kent 292198

Approved on 17/02/12 DELEGATED

BH2011/03501

34 Roedean Crescent Brighton

Erection of two storey front extension and external alterations including alterations to windows and doors. Alterations to front boundary wall and creation of additional vehicular crossover. Formation of raised patio areas and swimming pool to rear garden.

Applicant: Mr Damian Sablon

Officer: Jonathan Puplett 292525

Approved on 10/02/12 DELEGATED

1) BH01.01

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

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

2) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a 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.

3) UNI

Unless other wise agreed in writing by the Local Planning Authority, the raised patio areas and swimming pool hereby approved shall not be brought into use until the 2 metre high privacy screen to the eastern side of the patio shown on approved plan nos. RHA.003-202 H, 206 A, 207 B and 208B has been erected. Unless other wise agreed in writing by the Local Planning Authority the privacy screen shall be retained as such thereafter.

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

4) UNI

The ground level changes to the rear garden area hereby approved are restricted to those shown on the approved plans only which consist of the formation of enlarged raised patio areas and a swimming pool. No other ground level changes to the rear garden area are approved.

Reason: For the avoidance of doubt, to protect the amenity of neighbouring residents and to comply with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

The gates hereby approved shall not open outwards over the adjoining public highway.

Reason: To protect the safety of users of the adjoining public highway and to comply with policy TR7 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with drawing no. RHA.003-100, 102, 103, 203B and 204B received on the 15th of November 2011, nos. RHA.003-101B and 104A received on the 22nd of December 2011, no. RHA.003-105 received on the 30th of December 2011, no. RHA.003-206A received on the 17th of January 2012, nos. RHA.003-202H, 205F, 207B and 208B received on the 19th of January 2012, no. RHA.003-200A received on the 20th of January 2012 and no. RHA.003-209 received on the 6th of February 2012.

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

BH2011/03613

63 Westmeston Avenue Saltdean Brighton

Erection of part single storey part two storey rear extension. Erection of front and side extensions at first floor level. Associated external alterations including creation of front porch and raising of ridge height.

Applicant: Armand Vigneswaren

Officer: Helen Hobbs 293335

Refused on 17/02/12 DELEGATED

1) UNI

The proposed eastern side extension, by virtue of its height, bulk and design would result in an overly complicated and excessively cluttered appearance and would harm the character, appearance and views of the property from the street scene. The proposal would be out of keeping with the established built form of the immediate surroundings and would compromise the existing spaces and open

views between buildings at roof level from the street scene. Cumulatively the proposal fails to enhance the positive qualities of the key neighbourhood principles of the area. This is contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/03625

88 High Street Rottingdean Brighton

Conversion of first and second floor (A1) retail to form 1no one bedroom maisonette.

Applicant: Farrington Property Developments Ltd

Officer: Anthony Foster 294495

Approved on 07/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH05.09A

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 be carried out in accordance with the approved drawings nos. 2905-002A, 003A, 004A, 005A, 006, 007, Planning, Design and Access Statement received on 28 November 2011, Site Waste Management Plan and Sustainability Checklist received 13 December 2011.

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

BH2011/03626

59 Longridge Avenue Saltdean Brighton

Change of use of ground floor from financial and professional services (A2) to retail (A1) and installation of new shopfront.

Applicant: Farrington Property Developments Ltd

Officer: Jonathan Puplett 292525

Approved on 20/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Design and Access Statement and drawing nos. 2903 001A, 002A, 003A, 010, 011 and 012 received on the 28th of November 2011 and the shopfront specification received on the 8th of December 2011.

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

BH2011/03806

3 Arundel Terrace Brighton

Internal alterations to layout of lower ground floor flat.

Applicant: Gary Whelan

Officer: Helen Hobbs 293335

Refused on 13/02/12 DELEGATED

1) UNI

The proposed alterations to the layout of the flat disrupt the plan form and the remaining historic character of the property, which would significantly harm this listed building. The proposals, are therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to provide details regarding the location of services to the bathroom and kitchen. As such the Local Planning Authority is unable to assess the impacts that these works could have on the architectural, historic character and appearance of the Grade I Listed Building. The proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2011/03824

24 Roedean Crescent Brighton

Erection of two storey rear extension. Alterations to front and side boundary walls including the installation of iron railings and brick piers.

Applicant: Mr David Bean

Officer: Helen Hobbs 293335

Approved on 07/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 01, 02, 03, 04, 05, 06, 10 and 20 received on 13th December 2011.

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

BH2011/03831

The Elms Cottage The Green Rottingdean

Application for Approval of Details Reserved by Condition 15 of application BH2011/00035.

Applicant: Frank Wenstrom

Officer: Sue Dubberley 293817

Approved on 16/02/12 DELEGATED

BH2011/03863

23 Roedean Crescent Brighton

Erection of lower ground floor extension to include integral garage parking, creation of lower front including external swimming pool, enlargement of front entrance. Erection of side extension with circular turret, balconies and alterations to front dormer at first and second floor levels, alterations to rear dormer and new rooflights and alterations to existing rear extension at ground floor level and roof terrace.

Applicant: Ms Joanna Barrett

Officer: Liz Arnold 291709

Approved on 16/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no 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) UNI

The first floor en-suite and study windows in the west side elevation and the second floor rooflight to the master suite in the west side roofslope of the development hereby permitted shall be obscure glazed. These windows shall also be non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The windows shall thereafter be permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 10-016/100RevF, 10-016-101RevB, 10-016-102RevB, 10-016-103RevB, 10-016-104RevB, 10-016-105RevB, 10-016-106RevB, 10/16/201RevW, 10-16/202RevV, 10-16/203RevP, 10-16/204RevW, 10-16/205RevC1, 10-016/206RevL, 10-016/207RevG and 10-16/209RevL received on the 19th December 2011 and drawing nos. 10-16-200RevS and 10-16/208RevN received on the 14th February 2012.

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

5) UNI

No development shall take place within the application site until the applicant has secured the implementation of a 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.

BH2011/03930

12 The Cliff Brighton

Demolition of existing dwelling and garage and erection of new dwelling house with garage.

Applicant: Mr Mike Wilson

Officer: Anthony Foster 294495

Refused on 16/02/12 DELEGATED

1) UNI

The proposed dwelling by reason of its design, scale, bulky partially flat roof form and massing would result in the development appearing overly dominant in the street scene. The proposed dormers are out of scale and relate poorly to the main dwelling. The siting, size and detail of the windows, balcony and rooflights to the front elevation relate poorly to the building and do not present an interesting or attractive frontage. As such the proposal would be of detriment to the character and appearance of the area and is contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan and Supplementary Planning Guidance 01 Roof alterations and extensions.

2) UNI2

The proposed development by virtue of the increase in height and bulk, and its close proximity to the adjoining properties No.10 and 14 The Cliff, would have an overbearing impact upon the occupiers resulting in an unacceptable level of overshadowing, loss of light and sense of enclosure. As such the proposal is contrary to policy and QD27 of the Brighton & Hove Local Plan.

BH2012/00042

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

Non Material Amendment to BH2006/01124 to add condition listing the approved drawings of the existing 2006 permission.

Applicant: Brunswick Developments Group plc

Officer: Kate Brocklebank 292175

Approved on 10/02/12 DELEGATED

1) UNI

1. An additional condition setting out the list of approved drawings as shown on the decision notice for BH2006/01124 under informative no.1 is a non-material amendment to the approved scheme.
2. Condition 70 of planning permission BH2006/01124 shall read as follows:
70. The development hereby permitted shall be carried out in accordance with the approved drawings listed below received on 4 April 2006.

Existing Site:

353/060/P1 1:3000 Planning Application Site plan

353/P/100/P3 1:2500 Existing Site Plan

Proposed Development:

353/P/101/P3 1:2500 Proposed Site Plan

353/P/152/P3 1:1000 Vehicular Routes

353/P/160/P3 1:500 Landscape & Surface Treatment Plan (& protective pile locations)

353/P/238/P3 1:500 Storey Height Plan

353/P/400/P3 1:1500 South & East Context Elevations

General Arrangement Floor Plans:

353/P/201/P3 1:500 Level 0 Plan (10.5m to 13.6m)

353/P/203/P3 1:500 Level 1 Plan (levels 2-5 similar)

353/P/204/P3 1:500 Level 7 Plan

353/P/200/P3 1:500 Level -1 Plan (+5.0m to +10.5m)
353/P/205/P3 1:500 Car park Plan level +3.55m and -0.10m
353/P/240/P3 1:500 Plan of Principal Pile Locations

Site Elevations/ Elevational Sections:

353/P/300/P3 1:500 West Elevation
353/P/301/P3 1:500 South Elevation
353/P/302/P3 1:500 East Elevation
353/P/303/P3 1:500 North Elevation
353/P/304/P3 1:500 Site Section Through Entrance Ramp
353/P/305/P3 1:500 Site Section Through Promenade Looking North
353/P/306/P3 1:500 Site Section (west end) Through Promenade Looking West
353/P/307/P3 1:500 Site Section Through Promenade Looking South
353/P/309/P3 1:500 Site Section Through Promenade Centre
353/P/310/P3 1:500 Cross Section Through Promenade Centre Looking East:

Detailed Floor Plans

353/P/550/P3 1:200 West Buildings (Block K+J+A) Ground Floor Layout
353/P/551/P3 1:200 West Buildings (Block K+J+A) First Floor Layout
353/P/552/P3 1:200 West Buildings (Block K+J+A) Typical (2nd-4th) Floor Layout
353/P/553/P3 1:200 West Buildings (Block K+J+A) 5th Floor Layout
353/P/554/P3 1:200 West Buildings (Block K+J+A) 6th-7th Floor Layout
353/P/555/P3 1:200 West Buildings (Block K+J+A) 8th Floor Layout
353/P/556/P3 1:200 West Buildings (Block K+J+A) 9th Floor Layout
353/P/557/P3 1:200 West Buildings (Block K+J+A) 17th Floor Layout
353/P/558/P3 1:200 West Tower (Block K) 25th-33rd Floor Layout
353/P/559/P3 1:200 West Tower (Block K) 34th-39th Floor Layout & Roof plan
353/P/561/P3 1:200 Podium Buildings (BlockH2+C) Ground Floor Layout
353/P/562/P3 1:200 Podium Buildings (BlockH2+C) 3rd Floor Layout
353/P/563/P3 1:200 Podium Buildings (BlockH2+C) 6th Floor Layout
353/P/564/P3 1:200 Podium Buildings (BlockH2+C) 7th Floor Layout
353/P/565/P3 1:200 Podium Buildings (BlockH2+C) 8th Floor Layout
353/P/566/P3 1:200 Podium Buildings (BlockH2+C) 9th and 10th Floor Layout
353/P/567/P3 1:200 Podium Buildings (BlockH2+C) 11th Floor Layout
353/P/568/P3 1:200 Podium Buildings (BlockH2+C) 12th Floor Layout
353/P/569/P3 1:200 Podium Buildings (BlockH2+C) Roof
353/P/580/P3 1:200 West Quay Building (Block F1+F2) Minus 1 Floor Layout
353/P/581/P3 1:200 West Quay Building (B

Landscape

353P/906/P3 1:100 Café Space
353P/909/P3 1:100 West Entrance Detail
353P/910/P3 1:100 Eastern Promenade Detail
353P/911/P3 1:100 Central Promenade and Green Space Detail
353/P/156/P3 1:1000 Pedestrian Routes
353/P/157/P3 1:1250 East Breakwater access/ uses

Misc. Details

353/P/800/P3 1:200 Marina Bridge Plan, Elevation and Cross Section
353/P/801/P3 1:200 Marina Bridge Detail Cross Section and Perspective Views
353/P/802/P3 1;200 Black Rock Beach Bridge Plan & Elevation
353/P/803/P3 1:25 Black Rock Beach Bridge Detail Elevation, Cross Section and Perspective
353/P/907/P3 1:100 RNLI Station Plans and Elevations
353/P/908/P3 1:200 RNLI Station Context Plans and Elevations
2139770/CR/0/003 /P3 - Brighton Marina Emergency/Maintenance
Access Using Existing Route also showing swept paths

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

Detailed Plans

353/P/700/P3 1:50 Detailed Typical Plan West Tower (Block K)

353/P/701/P3 1:50 Detailed Typical Plan (Block J)
 353/P/702/P3 1:50 Detailed Typical Plan Promenade Tower (Block H2)
 353/P/703/P3 1:50 Detailed Typical Plan Podium Building (Block C2)
 353/P/705/P3 1:50 Detailed Typical Plan West Quay Building (Block F)
 353/P/706/P3 1:50 Detailed Typical Plan Podium Building (Block A)
Module/Bay Study
 353/P/750/P3 01:50 Bay Study Elevation & Section West Tower (Block K)
 353/P/751/P3 01:50 Bay Study Elevation & Section (Block J)
 353/P/752/P3 01:50 East Bay Study Elevation & Section Podium Building (Block C2)
 353/P/753/P3 01:50 North Bay Study Elevation & Section Podium Building (Block C 1)
 353/P/754/P3 01:50 East Bay Study Elevation & Section Promenade Tower (Block H2)
 353/P/755/P3 01:50 West Bay Study Elevation & Section Promenade Tower (Block H2)
 353/P/756/P3 01:50 East Bay Study Elevation & Section West Quay Building (Block F)
 353/P/757/P3 01:50 Upper Level Bay Study Elevation & Section West Quay Building (Block F)
 353/P/583/P3 1:200 West Quay Building (Block F1+F2) 5th Floor Layout
 353/P/584/P3 1:200 West Quay Building (Block F1+F2) 6th Floor Layout
 353/P/585/P3 1:200 West Quay Building (Block F1+F2) 7th Floor Layout
 353/P/586/P3 1:200 West Quay Building (Block F1+F2) 8th Floor Layout & Roof
Detailed Building Elevations and Sections
 353/P/600/P3 1:200 Detailed West Elevation (Block A+J)
 353/P/601/P3 1:200 Detailed East Elevation (Block K+J)
 353/P/603/P3 1:200 Detailed Long Section West Tower (Block K+J)
 353/P/605/P3 1:200 Detailed Podium Section Looking East (Block C+H)
 353/P/606/P3 1:200 Detailed Section Podium Building (Block C)
 353/P/607/P3 1:200 Detailed Section Promenade Tower & Podium Building (Block H2+C)
 353/P/608/P3 1:200 Detailed Podium Section Looking West (Block C+H)
 353/P/609/P3 1:200 Detailed Cross Section Promenade Towers and West Pier (Blocks J+H2+H3)
 353/P/610/P3 1:200 Detailed Long Section Through Entrance Ramp Looking East
 353/P/611/P3 1:200 Detailed Long Section Through West Quay Promenade
 353/P/613/P3 1:200 Detailed Section West Quay Building (Block F)
 353/P/651/P3 1:200 Detailed West & South Elevations West Tower (Block K)
 353/P/652/P3 1:200 Detailed East & North Elevations West Tower (Block K)
 353/P/658/P3 1:200 Detailed Elevations Podium Building (Block B)
 353/P/653/P3 1:200 Detailed Elevations Podium Building (Block C)
 353/P/659/P3 1:200 Detailed Elevations Podium Building (Block D)
 353/P/654/P3 1:200 Detailed Elevations Promenade Tower (Block H2)
 353/P/655/P3 1;200 Detailed Building Elevations West Quay North (Block F1)
 353/P/656/P3 1;200 Detailed Building Elevations West Quay South (Block F2)
 353/P/657/P3 1;200 Detailed Building Elevations Podium Building (Block A)

BH2012/00045

5 Chailey Avenue Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 7, 9, 10, 14 and 17 of application BH2010/03947.

Applicant: Mrs Lynda Hyde

Officer: Liz Arnold 291709

Approved on 23/02/12 DELEGATED

BH2012/00068

72-74 High Street Rottingdean Brighton

Non Material Amendment to BH2009/03070 to relocate refuse bin store from side of building and associated repositioning of entrance doorway from rear to side of building (Retrospective).

Applicant: Mr P Ghazal

Officer: Liz Arnold 291709

Approved on 02/02/12 DELEGATED

BH2012/00183

Land Rear Of 20 Lustrells Crescent Saltdean Brighton

Non material amendment to BH2010/00925 to addition of photovoltaic panels added to south facing roof slope.

Applicant: Mr Graham Goodwin

Officer: Liz Arnold 291709

Approved on 09/02/12 DELEGATED

BH2012/00257

54 Ainsworth Avenue Brighton

Non material amendments to BH2010/03125 including omission of balcony and alterations to windows and doors.

Applicant: Mr Brian Kendall

Officer: Jonathan Puplett 292525

Approved on 20/02/12 DELEGATED

WOODINGDEAN

BH2011/03687

440 Falmer Road Brighton

Loft conversion incorporating hip to gable roof extension, 3no side dormers, revised fenestration and erection of 1.8m front boundary wall.

Applicant: Mrs Julia Dean

Officer: Liz Arnold 291709

Refused on 15/02/12 DELEGATED

1) UNI

The submitted plans are inaccurate with regards to the proposed roof extensions as there are discrepancies between the two proposed side elevations with regards to the new roof ridge of the main ridge, in addition to there being discrepancies between the proposed elevational drawings with regards to the amount of retained ridge of the front projecting hipped roof, two existing north facing windows being shown when only one was seen on site and the stated height of the new front boundary wall and the height measured on the drawings, thus not giving the opportunity for the proposal to be fully assessed. Therefore it is not possible to determine whether the scheme complies with policies QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding reason for refusal no. 1 the proposed front gable roof extension and side dormer windows in conjunction with the existing front projecting hipped roof form results in a complicated and bulky roof configuration to the property. The proposal is considered to adversely affect the appearance and character of the host building and the wider street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI3

Notwithstanding reason for refusal no. 1 the proposed dormer windows, by virtue of their size, positioning and design, which includes areas of cladding either side of the windows, the side elevational windows and roof forms and windows are not appropriate to the character of the existing dwelling, they are considered to be poorly designed and poorly relate to the existing building and therefore of detriment to the character and appearance of the existing property and the wider area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

4) UNI4

Notwithstanding reason for refusal no. 1 the creation of a west facing Juliet Balcony would result in a contrived and incongruous addition to the existing property to the detriment of the parent property and the Falmer Road street scene. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and the design guidance contained in Supplementary Planning Guidance note SPGBH1: Roof Alterations and Extensions.

5) UNI5

Notwithstanding reason for refusal no. 1 the applicant has failed to demonstrate that the proposes south facing dormer windows would not have a significant adverse impact upon the amenities of the occupiers of no. 438 Falmer Road with regards to loss of privacy or overlooking by failing to provide drawings which show the neighbouring dormer window in context with the proposed south facing dormer windows, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/03751

Woodingdean Business Park Bexhill Road Brighton

Application for Approval of Details Reserved by Condition 39 of application BH2011/02290.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 03/02/12 DELEGATED

BH2011/03795

Sutton Close Woodingdean Brighton

Formation of 10 parking bays on central grassed area with associated works.

Applicant: Mears

Officer: Jonathan Puplett 292525

Refused on 07/02/12 DELEGATED

1) UNI

The applicant has failed to justify the loss of public open space and has not demonstrated that the development is of national importance or essential to meet social, environmental and/or economic needs which cannot be located elsewhere. Furthermore the works would have a damaging impact upon the recreational, community and amenity value of the open space. This is contrary to policy QD20 of the Brighton & Hove Local Plan.

2) UNI2

The loss of open space is considered to have a harmful impact upon the character and appearance of the area. The development would result in incongruous hard landscaping and vehicle parking and would fail to emphasise or enhance the developed background and the layout of the surrounding streets and space. This is contrary to policies QD1, QD2, QD20 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The application fails to demonstrate that the proposed development would maximise the use of public transport, walking and cycling. This is contrary to Policy TR1 of the Brighton & Hove Local Plan.

BH2011/03866

20 Millyard Crescent Woodingdean Brighton

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

Applicant: Miss Alice Conti

Officer: Jonathan Puplett 292525

Approved on 13/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 or door shall be constructed to north facing side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of no. 22 Millyard Crescent and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The extension 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 a self-contained unit.

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

5) UNI

The ground level changes to the rear garden area hereby approved are restricted to those shown on the approved plans only which consist of the enlargement of the existing patio area. No other ground level changes to the rear garden area are approved.

Reason: For the avoidance of doubt, to protect the amenity of neighbouring residents and to comply with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the location plan, block plan and drawing nos. MCB 1/1 and MCB 1/2 received on the 19th of December 2011.

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

BRUNSWICK AND ADELAIDE

BH2011/03354

7 Brunswick Street West Hove

Conversion of ground floor to form two bedroom flat.

Applicant: Mr R Rigg

Officer: Adrian Smith 290478

Refused on 06/02/12 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that planning permission will not be granted for development that would cause material nuisance and loss of amenity to proposed, existing or adjacent users or where it is liable to be detrimental to human health. The proposed residential unit, by reason of its poor quality outlook with minimal access to natural light, falls below the standards reasonably expected by the local planning authority. It will result in a gloomy living environment and a generally substandard form of accommodation for future residents which would be of detriment to their living conditions and therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policies HE1 & HE6 of the Brighton & Hove Local Plan state that alterations within a conservation area and/or to a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the building and the proposal respects the scale, design, materials and finishes of the existing buildings, and preserves its historic fabric. SPD08 'Architectural Features' provides additional design guidance. The proposed external alterations, by virtue of the loss of the historic garage door feature to this Grade I listed Mews building, represent a harmful alteration to the heritage asset and the wider Brunswick Town Conservation Area, contrary to the above policies.

BH2011/03548

Palmeira Plaza 63B Holland Road Hove

Change of use from vacant retail/office (A1/A2) unit to cafe/bakery (A3) incorporating installation of ventilation system and extract ducting.

Applicant: Matthew Drennan

Officer: Clare Simpson 292454

Approved on 13/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 7am to 7pm on Mondays to Fridays and 8am to 7pm on Saturdays and 8am to 6pm on Sundays, Bank or Public Holidays.

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.

3) UNI

Unless otherwise agreed in writing, no development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

4) UNI

No machinery and/or plant shall be used at the premises except between the hours of 7am to 7pm on Mondays to Fridays and 8am to 7pm on Saturdays and 8am to 6pm on Sundays, Bank or Public Holidays.

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

5) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 7am and 7pm on Monday to Friday and 8am and 6pm on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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.

6) UNI

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.GH151211 received on 16th December 2011 and 2424/18C (which for the avoidance of doubt shows the proposed installation of an extract grille only for the north elevation) received on the 20th December 2011,

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

8) UNI

Noise associated with the kitchen extraction system shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997 and an acoustic report provided.

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.

BH2011/03615

Flat 2a 7 Brunswick Square Hove

Internal alterations to layout of flat incorporating renovation works and installation of fire sprinkler system (Part Retrospective).

Applicant: Ricky Paugh

Officer: Clare Simpson 292454

Approved on 09/02/12 DELEGATED

1) UNI

Unless otherwise agreed in writing, within 3 months of the date of this permission, the lobby partition between the bedroom door and chimney breast shall permanently removed in accordance with approved drawing 1a received on the 6th February 2012.

Reason: to ensure the removal of the unsympathetic works and allow for the appreciation of the historic character of the listed building in accordance with

policy HE1 of the Brighton & Hove Local Plan.

2) UNI

The proposed sprinkler system outlets shall match the colour of the existing ceiling and 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

Unless otherwise agreed in writing, within 3 months of the date of this permission, the existing flush bathroom door shall be replaced with a 4 panel timber door in accordance with approved drawing 1a received on the 6th February 2012 and retained in place thereafter. For the avoidance of doubt the mouldings shall not be surface mounted on to a flush door.

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, within 3 months of the date of this permission the existing bedroom door and door frame shall be permanently removed from site and a new door constructed to the rear of the living room in accordance with approved drawing 1a received on the 6th February 2012 and retained in place thereafter. The new door shall be constructed with moulding profiles and horizontal lines to match the existing front door. For the avoidance of doubt the mouldings shall not be surface mounted on to a flush door.

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

BH2011/03842

Land to the rear of 68 - 70 Brunswick Place

Application for Approval of Details Reserved by Condition 2 of application BH2010/04003.

Applicant: Baron Homes

Officer: Mark Thomas 292336

Refused on 06/02/12 DELEGATED

BH2011/03875

Flat 3 5 Brunswick Terrace Hove

Addition of mezzanine bed space over kitchen/bathroom area (Retrospective).

Applicant: Mr Daren Rix

Officer: Christopher Wright 292097

Approved on 23/02/12 DELEGATED

1) UNI

The existing timber balusters to the mezzanine staircase and mezzanine balcony shall be removed within 3 calendar months of the date of this decision unless otherwise agreed in writing.

Reason: The existing timbers balusters are unauthorised and detrimental to the character and appearance of the listed building interior and to ensure the satisfactory preservation of this listed building and comply with policy HE1 of the Brighton & Hove Local Plan.

2) UNI

Notwithstanding the removal of the existing timber balusters to the mezzanine staircase and mezzanine balcony, no works shall take place until the precise details of the colour which the open stair risers and doors to the kitchen and bathroom will be painted have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented within 3 calendar months of the date of this decision and carried out in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The replacement glass and metal balusters to the mezzanine staircase and mezzanine balcony shall not be installed until full details of the proposed glass and metals balusters including 1:20 scale sample elevations and 1:1 scale profile drawings together with precise details of the metal finish, 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.

CENTRAL HOVE

BH2011/03150

17 Wilbury Grove Hove

Installation of 12 no photovoltaic solar panels.

Applicant: Mr Duncan Henderson

Officer: Wayne Nee 292132

Refused on 16/02/12 DELEGATED

1) UNI

Inaccurate roof and elevation drawings have been provided with the application, and these do not accurately reflect the size of the solar panels. Notwithstanding this, the solar panels by virtue of their number, scale, and positioning are considered to represent an incongruous and unsympathetic development which are detrimental to the roof form and the original roof profile of the property. This has resulted in significant harm to the appearance of the recipient property which detracts from the character of the Willett Estate Conservation Area, and the proposal is therefore contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

BH2011/03183

Flat 4 Ventnor Lodge 9 Ventnor Villas Hove

Replacement of existing timber windows and door with UPVC units.

Applicant: Mr S Purser

Officer: Guy Everest 293334

Approved on 10/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 replacement windows and door shall match exactly the glazing pattern and opening method of the existing windows and door.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 4949/01, 4949/02, 4949/03, 4949/04 & 4949/05 received on 20th October 2011.

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

BH2011/03378

Land to rear of 1-2 Victoria Terrace, Kingsway & Spa Court Kings Esplanade, Hove

Certificate of lawfulness for the existing use as workshop/storage (B1/B8).

Applicant: Hoveco

Officer: Guy Everest 293334

Approved on 02/02/12 DELEGATED

BH2011/03510

Flat J 21 Wilbury Road Hove

Replacement upvc double glazed windows to front and rear.

Applicant: Mr P Hebrard

Officer: Wayne Nee 292132

Refused on 16/02/12 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show the use of building materials and finishes which are sympathetic to the area. Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted. The replacement of the existing timber sash windows within the front elevation dormers with uPVC frames would be an inappropriate expanse of modern material in a prominent position on the building. This would detract from the character of the property and would fail to preserve or enhance the character and appearance of The Willett Estate Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/03541

Lancaster Court Kingsway Hove

Rendering of existing brick elevations and replacement of balcony balustrades with stainless steel railings and frosted glass panels.

Applicant: Coastal Estate Management Ltd

Officer: Christopher Wright 292097

Approved on 14/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 (to include colour and texture of the render, paintwork and colourwash as appropriate) 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 accordance with the approved design and access statement, computer generated photo montage, location plan, block plan and drawing no. 01 received on 30 December 2011.

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

BH2011/03583

47 Norton Road Hove

Loft conversion to form 1 no self-contained residential unit incorporating rooflights to rear.

Applicant: Mrs Gillian Greenwood

Officer: Jason Hawkes 292153

Approved on 23/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH02.08

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) BH04.01A

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.

5) BH05.08A

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

6) BH06.02

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and

to comply with policy TR14 of the Brighton & Hove Local Plan.

7) 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.

8) 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.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.0911/011, 012, 013 & 014 received on the 22nd November 2011.

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

BH2011/03597

82 Church Road Hove

Conversion of first, second and third floors and roof space to form 2no one bedroom and 1no two bedroom flat incorporating rooflights to front and rear roof slopes. Relocation of existing first floor offices to basement.

Applicant: Thatchers Freehold

Officer: Adrian Smith 290478

Approved on 03/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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.

5) UNI

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

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

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 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.

8) UNI

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

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

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.ADC422/BP, ADC422/06A & ADC422/09A received on the 23rd November 2011; drawing nos.ADC422/LPA received on the 8th December 2011; and drawing nos.ADC422/01A, ADC422/03C & ADC422/11A received on the 31st January 2012.

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

10) UNI

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

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

BH2011/03647

76 Tisbury Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2011/01660.

Applicant: Mr Ian Bunday

Officer: Christopher Wright 292097

Approved on 16/02/12 DELEGATED

BH2011/03747

19 George Street Hove

Display of non-illuminated ATM surround sign.

Applicant: Nationwide Building Society

Officer: Jason Hawkes 292153

Approved on 16/02/12 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.

BH2011/03892

89 Church Road Hove

Erection of two storey rear extension.

Applicant: Messrs Dean & Kevin Colburn & Mr Molonus

Officer: Steven Lewis 290480

Approved on 15/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Colin Jessey Associates drawings no.222.11.01, 222.11.02, 222.11.03 Rev A, 222.11.04 Rev A & 222.11.05 received on 21/12/2011 & 23/01/2012.

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

BH2011/03903

18 Connaught Terrace Hove

Erection of single storey side/rear extension.

Applicant: Mr N Edmonds

Officer: Wayne Nee 292132

Approved on 15/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. CT18PRO/01, 02 and 03 received on 21 December 2011, and drawing no. CT18PRO/04 received on 14 February 2012.

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

BH2011/03910

19 George Street Hove

Replacement of 3no air conditioning condensers and installation of 4no additional air conditioning condensers.

Applicant: Nationwide Building Society

Officer: Christopher Wright 292097

Refused on 09/02/12 DELEGATED

1) UNI

Policy SU10 of the Brighton & Hove Local Plan requires proposals for new development to minimise the impact of noise on the occupiers of neighbouring properties and the surrounding environment and policy QD27 states that planning permission will not be granted for development where it would cause material nuisance and loss of amenity to existing and adjacent occupiers or residents. The applicant has not submitted an acoustic report, details of noise levels generated by the proposed development or details of noise attenuation measures that would be incorporated to reduce the impact on the surrounding land uses. As such it cannot be concluded the noise levels generated by the proposed development would not cause unacceptable noise, disturbance and consequent loss of amenity for occupiers of neighbouring residential units and as such the application is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/03920

Flat A 1 Kings Gardens Hove

Internal alterations to flat including removal of non-original internal lobby, re-instatement of an existing doorway and relocation of an existing door.

Applicant: Mr James Forbes

Officer: Mark Thomas 292336

Approved on 13/02/12 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.

BH2012/00066

Day Centre Connaught Road Hove

Installation of access ramp and associated works.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 17/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Within one month of commencement of development upon site, the railings shall be painted black and shall thereafter retained as such.

Reason: In the interests of the setting of the adjacent listed building and to enhance the appearance of the Old Hove Conservation Area. And to comply with policies HE3 & HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved NPS group drawings no. SUB11-3086 A-001 Rev A, SUB11-3086 A-003 Rev A, SUB11-3086 A300 Rev A, SUB11-3086 A301 Rev B, SUB11-3086 A-302 Rev B and SUB11-3086 A303 Rev B received on 12/01/2012 & 10/02/2012.

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

BH2012/00320

31 Vallance Gardens Hove

Non material amendment to BH2011/03494 to replace 2no roof domes with 1no new roof lantern at rear.

Applicant: Mr Scott Sale

Officer: Steven Lewis 290480

Approved on 20/02/12 DELEGATED

GOLDSMID

BH2010/03470

Regent Language School 18 Cromwell Road Hove

Removal of external fire escape spiral stairs and platforms to rear incorporating associated restorative work to façade. Fire precaution upgrade of internal doors.

Applicant: Regent Brighton Language School

Officer: Steven Lewis 290480

Approved on 16/02/12 DELEGATED

1) BH01.01

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

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

2) BH13.14

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

The overboarding of the basement ceiling shall not result the ceilings dropping below the levels of the tops of windows and does not obscure door and window architraves.

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 approved shall be carried out and completed in their entirety full in accordance with the approved drawings within one month of the commencement of works.

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

5) UNI

The existing red cable running across the ceiling in the ground floor entrance hall shall be removed and the area made good within one month of the commencement of works.

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

6) UNI

All redundant existing surface mounted fire alarm, emergency lighting, electrical and telecommunications cabling and equipment inside the building and on its exterior shall be removed within one month of the commencement of the works hereby approved.

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

7) UNI

No works shall take place until samples of the buff gault brick to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

8) UNI

The development hereby permitted shall be carried out in accordance with correspondence received 07/02/2012, 18/11/2011, the approved site plan, Graham Watts Partnership drawings no.1706 D2, 1706 D3/Rev B, 1706/D4, 1706 D5, 1706 D6/Rev A, 1706 WD3 & 1706 WD4 received on 07/02/2012 & 05/11/2010 .

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

9) UNI

The door closers shall be only Perkomatic overhead concealed self-closers in a brass finish.

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

BH2010/03472

Regent Language School 18 Cromwell Road Hove

Removal of external fire escape spiral stairs and platforms to rear incorporating associated restorative work to façade. Fire precaution upgrade of internal doors.

Applicant: Regent Brighton Language School

Officer: Steven Lewis 290480

Approved on 16/02/12 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

The works hereby approved shall be carried out and completed in their entirety full in accordance with the approved drawings within one month of the commencement of works.

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 red cable running across the ceiling in the ground floor entrance hall shall be removed and the area made good within one month of the commencement of works.

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 redundant existing surface mounted fire alarm, emergency lighting, electrical and telecommunications cabling and equipment inside the building and on its exterior shall be removed within one month of the commencement of the works hereby approved.

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 overboarding of the basement ceiling shall not result the ceilings dropping below the levels of the tops of windows and does not obscure door and window architraves.

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

7) UNI

No works shall take place until samples of the buff gault brick to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

8) UNI

The door closers shall be only Perkomatic overhead concealed self-closers in a brass finish.

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

BH2011/03567

83 Addison Road Hove

Installation of UPVC french doors and windows at ground floor level to replace existing timber windows and door to rear elevation.

Applicant: Geneva Investment Group

Officer: Adrian Smith 290478

Approved on 09/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 3089-10 rev A received on the 4th January 2012.

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

BH2011/03624

Upper Flat 70 Clarendon Road Hove

Replacement of existing single glazed timber window with new UPVC double glazed unit.

Applicant: Jeremy Key

Officer: Robert McNicol 292322

Approved on 20/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved product survey sheet, product specification and brochure received on 13-Jan-2012.

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

BH2011/03724

Ground Floor Flat 31 Wilbury Crescent Hove

Erection of single storey rear extension incorporating raised decked area to rear.

Applicant: Mr Alastair Jay

Officer: Guy Everest 293334

Approved on 17/02/12 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No development shall take place until details of 2 metre high solid screening to the western boundary of the raised terrace have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the screen shall be retained thereafter in accordance with the approved details.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved 1:1250 site plan, 1:500 block plan (existing and proposed) and drawing nos. 1 & 2 received on 6th December 2011; and approved drawing no. 3 received on 8th December 2011.

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

BH2011/03776

20 Cromwell Road Hove

Erection of rear boundary fence to replace existing. (Part retrospective)

Applicant: Mr Cade

Officer: Mark Thomas 292336

Refused on 13/02/12 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. Policy HE3 states that development will not be permitted if it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use. Policy HE6 states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The timber fencing to the eastern and western boundaries adjacent the rear garden building by virtue of its excessive height and obscuration of the original side boundary walls of the application site would be incongruous and visually obtrusive, detracting from the setting and views of the listed building and the Willett Estate conservation area. Moreover these sections of higher fencing would look unbalanced in relation to the remainder of the proposed western boundary treatment. As such the proposal is considered to represent significant harm to the setting of this Grade II Listed building and the wider Willett Estate conservation area contrary to the aforementioned policy.

BH2011/03777

20 Cromwell Road Hove

Erection of rear boundary fence to replace existing. (Part Retrospective)

Applicant: Mr Cade

Officer: Mark Thomas 292336

Refused on 13/02/12 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. Policy HE3 states that development will not be permitted if it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use. The timber fencing to the eastern and western boundaries adjacent the rear garden building by virtue of its excessive height and obscuration of the original side boundary walls of the application site would be incongruous and visually obtrusive, detracting from the setting and views of the listed building. Moreover these sections of higher fencing would look unbalanced in relation to the remainder of the proposed western boundary treatment. As such the proposal is considered to represent significant harm to the setting of this Grade II Listed building contrary to the aforementioned policy.

BH2011/03793

101 Shirley Street Hove

Loft conversion incorporating new rear dormer with Juliet balcony and front rooflights.

Applicant: Mr James Epps

Officer: Mark Thomas 292336

Refused on 14/02/12 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized and represents an overly bulky addition to the rear roofslope. Further, the dormer features inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The proposal is therefore contrary to the above policy and guidance.

BH2011/03821

Chester Court 30 Davigdor Road Hove

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

Applicant: Ditchling Property Company

Officer: Steven Lewis 290480

Approved on 06/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Landrock Philips drawings no. LP10032/100, LP10032/101 & LP10032/110 received on 14/12/2011.

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

BH2011/03855

Flat 23 Gainsborough House 4 - 6 Eaton Gardens Hove

Replacement of existing aluminium/timber framed windows with new UPVC double glazed units.

Applicant: Mrs C Yorke

Officer: Mark Thomas 292336

Approved on 10/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. E60PW/HP/02, 03, 04, 'Schedule of Photographs', and window specification document received on 16th December 2011.

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

BH2011/03936

33 Wilbury Avenue Hove

Erection of single storey rear extension incorporating new bifold doors at ground floor.

Applicant: Mr Paul Christmas

Officer: Robert McNicol 292322

Approved on 22/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 001 received on 23-Dec-2011 and 101B received on 20-Feb-2012.

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

BH2012/00024

7 Eaton Gardens Hove

Removal of fire escape.

Applicant: Eastbrook Properties Ltd

Officer: Christopher Wright 292097

Approved on 20/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 planning statement, design and access statement, method statement and drawing nos. 1418/1540 and 1418/1541 received on 5 January 2012.

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

BH2012/00060

19 Wilbury Avenue Hove

Erection of replacement conservatory.

Applicant: Mr & Mrs Turner

Officer: Robert McNicol 292322

Approved on 20/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 TA572/10, TA572/11 and TA572/12 received on 11-Jan-2012.

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

HANGLETON & KNOLL

BH2011/03364

107 Boundary Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2008/03442. (Appeal Q1445/A/09/2101398)

Applicant: Mr Ben Harrison

Officer: Jason Hawkes 292153

Approved on 14/02/12 DELEGATED

BH2011/03502

128 Hangleton Way Hove

Erection of single storey rear extension with associated external alterations.

Applicant: Mr M Mitchell

Officer: Jason Hawkes 292153

Approved on 22/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 no.02 received on 15th November 2011.

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

5) UNI

The side window hereby approved shall be obscure glazed and non-opening unless any part of the window which can be opened is 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.

BH2011/03664

5 The Parade Hangleton Road Hove

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

Applicant: Food Programme Deliver Orchid Group

Officer: Wayne Nee 292132

Approved on 07/02/12 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.

BH2011/03833

22 Broad Rig Avenue Hove

Erection of single storey side extension and extension of roof.

Applicant: Tracy Barker

Officer: Christopher Wright 292097

Approved on 03/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 window on the northern flank elevation of the extension hereby permitted, alongside the joint boundary with 24 Broad Rig Avenue, shall not be glazed other than with obscure glass and retained as such thereafter.

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

4) UNI

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 northern flank wall of the extension, which runs alongside the joint boundary with 24 Broad Rig Avenue, without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of the neighbouring 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 no. 477/02 received on 16 January 2012; and drawing no. 477/01 Revision A received on 31 January 2012.

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

BH2011/03860

9 Burwash Road Hove

Change of use from driving test centre (sui generis) to pharmacy (A1) (Retrospective).

Applicant: Ms Mala Bhargav

Officer: Clare Simpson 292454

Approved on 13/02/12 DELEGATED

BH2012/00013

260 Hangleton Road Hove

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating rear dormer.

Applicant: Mr Paul Smyth

Officer: Robert McNicol 292322

Approved on 17/02/12 DELEGATED

NORTH PORTSLADE

BH2011/03883

41 New Barn Close Portslade

Erection of a new front entrance porch.

Applicant: Karl Jones

Officer: Robert McNicol 292322

Approved on 23/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 11.11-SK03, 11.11-SK04 and 11.11-SK05 received on 20-Dec-2011.

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

BH2011/03937

292 Mile Oak Road Portslade

External alterations within boundary to include installation of new cycle storage facilities, access ramp, new fencing and planting areas.

Applicant: Downsview Developments Ltd

Officer: Clare Simpson 292454

Approved on 17/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 shown on drawing number 899/P054 received on the 20th January 2012 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.899/P09A submitted on 20th January 2012.

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

BH2012/00044

10 Gorse Close Portslade

Erection of single storey rear extension.

Applicant: Mr G Doyle

Officer: Steven Lewis 290480

Approved on 17/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 unnamed drawings no.1201/01, 1201/02, 1202/03 & 1201/04 received on 06/01/2012.

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

SOUTH PORTSLADE

BH2011/03033

184 Old Shoreham Road Portslade

Application for Approval of Details Reserved by Condition 2 of Application BH2010/03981.

Applicant: Timpson Properties Ltd

Officer: Wayne Nee 292132

Refused on 17/02/12 DELEGATED

BH2011/03251

28-48 Church Road Portslade

Application for Approval of Details Reserved by Conditions 3 and 5 of application BH2011/01964.

Applicant: ATS Euromaster Ltd

Officer: Guy Everest 293334

Approved on 10/02/12 DELEGATED

BH2011/03316

1 Trafalgar Road Portslade

Demolition of existing building and erection of 2no. two storey 3 bed houses incorporating associated access, parking and cycle and bin stores.

Applicant: Portslade Dental Care

Officer: Adrian Smith 290478

Approved on 07/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by 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.

4) UNI

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

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

5) UNI

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

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

A completed pre-assessment estimator will not be acceptable.

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

6) UNI

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

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

7) UNI

No development shall take place until full details of the proposed external lift, or any other means of attaining wheelchair access to the building, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HO13 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, 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) UNI

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

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

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

10) UNI

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

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

11) UNI

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

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

12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.P31, P35 & P36 received on the 31st October 2011; and drawing no. P34A received on the 24th January 2012.

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

13) UNI

Construction shall not begin until a detailed scheme for protecting the proposed development from noise and vibration from the neighbouring railway line has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details regarding any ventilation measures that may be necessary on all works which form part of the approved scheme shall be completed before any part of the development is occupied.

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.

BH2011/03826

10 South Street Portslade

Non Material Amendment to BH2007/03591 to revise footprint of bay window and provision of bin stores in alternative location.

Applicant: Mr Robert Ransom

Officer: Christopher Wright 292097

Refused on 09/02/12 DELEGATED

1) UNI

The proposed alterations would have a material effect on the external appearance of the development, its size, scale, form and bulk, and the prominence of the extension in the street scene owing to the building line moving closer to the street. For these reasons the proposed alterations are not considered to be Non Material Amendments.

BH2011/03850

21A - 21B Station Road Portslade

Erection of 3 additional storeys above existing retail unit at ground floor to form 2no one bed flats and 2no two bed maisonettes incorporating roof terraces at first and third floors and juliet balconies at second floor. Retention of retail space at ground floor and new shopfront.

Applicant: Mr David Perry

Officer: Jason Hawkes 292153

Refused on 17/02/12 DELEGATED

1) UNI

The proposed development, by virtue of its set back from the front elevation adjacent relates poorly to the host property and adjacent properties and would stand out in the street scene as an inappropriate and incongruous addition. The proposal would look out of character with the existing development in the area and is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

The scheme results in front windows and roof terraces for the flats which are in close proximity to an existing illuminated sign for Tesco Metro. The set back of the development from the front elevation results in the retention of this sign. The illumination of the large sign would illuminate the living areas and balconies of the proposed flats and would detract from the standard of accommodation. The scheme is therefore deemed contrary to policy QD27 of the Brighton & Hove Local Plan which protects the amenity of the development's future occupier.

3) UNI3

The proposed development is in close proximity to various noise sources which could detrimentally affect the amenity of the proposed flats, including a lift shaft and air conditioning units for Tesco Metro. The applicant has not submitted an acoustic report detailing noise levels generated by the adjacent sources and how these would affect the proposed residential uses. As such it cannot be concluded the noise levels generated by the adjacent sources would not cause unacceptable noise, disturbance and consequent loss of amenity for the future residents of the proposed residential units. The application is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed rear facing windows for the flats at first and second floor level serve bedrooms and are in close proximity to the rear car park. The users of the car park would have clear views into the bedroom windows resulting in a loss of privacy for the users of the flats. The scheme is therefore deemed contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposed cycle parking at ground floor level is cramped and does not have enough space around it to allow the store to be used efficiently. Due to the size and limited space, the cycle parking facilities are deemed unpractical and inconvenient and the scheme is deemed to be contrary to policy TR14 of the Brighton & Hove Local Plan which states that cycle parking should secure, convenient and well lit.

BH2011/03857

117 - 119 Victoria Road Portslade

Certificate of Lawfulness for proposed change of use from Architectural Metalworkers (B2) to motor vehicle repair shop incorporating MOT test station (B2).

Applicant: Mr Ali Azarbayjan

Officer: Christopher Wright 292097

Approved on 20/02/12 DELEGATED

HOVE PARK

BH2011/03035

47 Hill Drive Brighton

Certificate of lawfulness for a proposed erection of an enclosure to accommodate a toilet, shower and storage for pool equipment.

Applicant: Mr Farnood Asghari

Officer: Clare Simpson 292454

Approved on 07/02/12 DELEGATED

BH2011/03275

12 St Josephs Close Hove

Replacement of wooden framed single glazed window with UPVC double glazed windows to east elevation. (Retrospective).

Applicant: Mrs Donna Vye

Officer: Adrian Smith 290478

Approved on 16/02/12 DELEGATED

BH2011/03287

35 Hill Brow Hove

Demolition of existing dwelling and erection of 2no storey house with basement/garage level.

Applicant: Mr Peter & Mrs Tena Hocking-Darey

Officer: Jason Hawkes 292153

Approved on 08/02/12 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.08

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) BH03.01

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

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

5) BH05.01B

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

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

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02B

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

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

7) BH05.08A

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

8) BH05.10

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

within the curtilage of the property.

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

9) 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.

10) 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.

11) 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.

12) UNI

No development shall commence until an Arboricultural Method Statement has been submitted for the approval of the Local Planning Authority. The statement shall include the trees in 33 Hill Brow, the 2 street trees outside 35 Hill Brow, the trees of the garden of the new property to the rear, the building of the wall in close proximity to the Yew tree and any other vegetation that is to remain in the garden of 35 Hill Brow. The scheme shall be implemented as agreed and shall be in accordance with BS 5837 (2005) Trees in Relation to Construction.

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

13) UNI

No development shall commence until details have been submitted to and approved in writing to the Local Planning Authority which indicate that the approved house will be fully compliant with Lifetime Homes standards and retained as such thereafter.

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

Brighton & Hove Local Plan.

14) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.85/14, 85/15 received on the 5th December and drawings no.85/10, 85/11, 85/12 & 85/13 received on the 26th January 2012.

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

15) UNI

No development shall commence until full details of the proposed boundary walls and gates, including elevation plans, have been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such.

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

16) UNI

The side first floor windows of the dwelling hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floors of the rooms in which the windows are 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.

17) UNI

The opaque glazed screens for the approved terraces, as indicated on drawings 85/10, 85/12 & 85/13 shall be a minimum of 1.8m high from the finished floor levels of the terraces and shall be installed before the terraces are brought into use. The screens shall be retained as such thereafter.

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

18) UNI

No development shall not commence until full details of the finished ground levels of the landscaped and terraced areas around the approved dwelling in relation to surrounding buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

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

BH2011/03314

215 Nevill Road Hove

Erection of a detached 2no storey dwelling to rear of existing property with associated landscaping and new access.

Applicant: Mr & Mrs Durrant

Officer: Wayne Nee 292132

Approved on 16/02/12 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) BH02.07

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

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

4) BH03.01

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

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

5) BH04.01A

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

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

6) 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 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.

7) 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 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 &

8) BH05.10

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

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

9) 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.

10) 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.

11) BH11.01

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

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

12) BH11.02

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

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

13) UNI

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

retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and SPG4.

14) UNI

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

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

15) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 847/01, 02, 03, 04 and 05 received on 28 October 2011.

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

BH2011/03469

BHASVIC College 205 Dyke Road Hove

External refurbishment of Student Common Room including installation of access ramp. Erection of canopies to College House, the main building, student services building and the canteen area.

Applicant: BHASVIC

Officer: Clare Simpson 292454

Approved on 08/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.DJD-BHASVIC02, DJD-SCR 01, 02, 04, 06, 07, 08, 09,10, 11; DJD-SS01, 02, 03; DJD-CH 01, 02, 03, 04, DJD-CAN 01, 02, 03, 04, 05, 06 received on the 10th November 2011, BHASVIC 03, 04, 05, 06, SCR-WIN 01, 02, 03, 04, 05, 06 received on the 14th December 2011, site location plan received on the 17th January 2012, DJD-BLOCK received on the 18th January 2012.

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

BH2011/03478

139 Shirley Drive Hove

Widening of existing vehicular crossover.

Applicant: Mrs Angela Vaughan

Officer: Mark Thomas 292336

Approved on 08/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 477/02a received on 14th December 2011.

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

BH2011/03479

Ground Floor 119 Nevill Avenue Hove

Erection of timber shed in rear garden (Retrospective).

Applicant: Mr Shane Beech

Officer: Jason Hawkes 292153

Approved on 22/02/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved layout plan and elevation drawings received on the 1st December 2011.

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

BH2011/03605

10 Benett Drive Hove

Repositioning of existing timber fence to front boundary and installation of new timber gate in association with new vehicular crossover and hardstanding.

Applicant: Mr Richard Henderson

Officer: Steven Lewis 290480

Approved on 06/02/12 DELEGATED

1) BH01.01

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

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

2) BH05.10

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

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

3) UNI

An Arboricultural Method Statement regarding the construction of the cross-over and protection of the bole and root plate of the tree during the course of the development (BS 5837 (2005) Trees in Relation to Construction refers) should be submitted to and approved by the Local Planning Authority prior to any development commencing.

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

Notwithstanding the approved plans, the proposed gate shall have an inward opening mechanism and may not encroach upon the public highway and shall thereafter be retained as such.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no 10-01 Rev A. received on 12/12/2012.

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

6) UNI

The external finishes of the gate hereby permitted shall match in material, colour and style, those of the existing boundary fence.

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

BH2011/03694

18 Sandringham Drive Hove

Application for Approval of Details Reserved by Conditions 5 and 7 of application BH2011/02781

Applicant: Mrs Louise Adams

Officer: Jason Hawkes 292153

Approved on 17/02/12 DELEGATED

BH2011/03708

1 Radinden Manor Road Hove

Demolition of existing garage and side extension and erection of single storey side and rear extension to east and first floor extension to west elevation.

Applicant: WS Planning & Architecture

Officer: Christopher Wright 292097

Refused on 16/02/12 DECISION ON APPEAL

1) UNI

The proposed extensions would, by reason of their form, detailing, design, siting and massing, have an unsympathetic visual relationship with the host dwelling and the space around it, and would detract from its character and appearance to the detriment of visual amenity and the positive characteristics of the local neighbourhood. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed side and rear extension would, by reason of the siting and proportions, have a significant adverse impact on neighbour amenity by way of increased enclosure and an overbearing impact and is thereby contrary to the objectives of policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/03769

2 Bishops Road Hove

Erection of part two storey part single storey rear extension incorporating removal of a dormer and the creation of an additional gable end to rear elevation. Erection of a rear extension at first floor level over existing ground floor. New dormer to front elevation with associated external alterations.

Applicant: Mr Philip Drake

Officer: Christopher Wright 292097

Approved on 15/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 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 approved design and access statement; and drawing nos. PD/150911/01, PD/150911/02 and PD/150911/04A received on 9 December 2011.

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

BH2011/03790

2 Tongdean Place Hove

Erection of single storey side extension and loft conversion incorporating extension of roof with gable ends and 4no dormers.

Applicant: Dave Roberts

Officer: Clare Simpson 292454

Refused on 06/02/12 DELEGATED

1) UNI

The proposed extension, by reason of its design, bulk, massing and siting, is considered to be an overdevelopment of the site which would detract from the character and appearance of the building and the spacious character of the plot and the open character of the overall area. The extended roof form is also considered to be an unattractive and incongruous addition to the building, detracting from the outlook of the rear garden of 4 Tongdean Road. The development would be contrary to policies QD2, QD14, and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding reason for refusal 1 above, the submitted drawings suggest the development would result in the formation of a separate residential unit which would not be ancillary to the primary residence. The site is of an inadequate size to accommodate an additional dwelling whilst preserving the open character of the area. The proposal represents an overdevelopment of the site, out of keeping with the surrounding area, and contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan which seek to ensure a high standard of design, and secure an intensity of development appropriate to the locality.

BH2011/03891

Unit 4 Goldstone Retail Park Newtown Road Hove

External air conditioning condenser units to rear (Retrospective).

Applicant: Pets At Home Limited

Officer: Steven Lewis 290480

Approved on 09/02/12 DELEGATED

BH2011/03934

33 Woodruff Avenue Hove

Erection of new boundary wall with infill railings incorporating new vehicular sliding gate and new entrance gate.

Applicant: Mr Mark Johnston

Officer: Mark Thomas 292336

Approved on 16/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. L-04 revision b received on 31st January 2012.

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

BH2012/00057

34 Court Farm Road Hove

Erection of single storey side extension.

Applicant: Mahmood Mirzadeh

Officer: Jason Hawkes 292153

Approved on 20/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extension hereby permitted shall be used only as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and not for any other purpose.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings named 'Existing Details' and 'Proposed Details' received on 11th January 2013.

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

BH2012/00080

4 Queen Caroline Close Hove

Non Material Amendment to BH2010/00608 to turn flat roof over a porch into a pitched roof.

Applicant: Mrs J Goodman

Officer: Mark Thomas 292336

Refused on 03/02/12 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2010/00608 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

"Impact upon the character and appearance of the recipient property and the wider street scene.

WESTBOURNE

BH2011/03758

3 Hogarth Road Hove

Erection of ground floor rear extension.

Applicant: Mrs Jill Robinson

Officer: Adrian Smith 290478

Approved on 02/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 (with the exception of the roof covering) 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 window in the north side elevation of the development hereby permitted shall be obscure glazed and non-opening and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 429(PL)1 & 429(PL)2 received on the 9th December 2011.

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

BH2011/03851

2 - 6 Pembroke Crescent Hove

Conversion of existing carehome to form 2no four bed semi detached dwelling houses and 1no six bed detached dwelling house and associated works.

Applicant: Mrs Beverley Ouanounou

Officer: Adrian Smith 290478

Approved on 13/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Notwithstanding the details shown on drawing no.03 received on the 19th December 2011, all new and replacement 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 approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

5) UNI

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.

6) UNI

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.

7) UNI

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

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

8) 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.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved site plan, block plan and drawing nos. 03 & 04 received on the 19th December 2011.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the garage located adjacent to No.6 Pembroke Crescent and detailed on drawing no.03 received on the 19th December 2011 shall be used solely for the parking of vehicles for the benefit of No.2 Pembroke Crescent.

Reason: to ensure an adequate level of parking provision for each dwelling and to avoid additional street parking and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

BH2012/00007

28 Sackville Road Hove

Erection of rear conservatory extension.

Applicant: Mr A Measom

Officer: Robert McNicol 292322

Approved on 23/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawing no. 12/11/06(2 of 3), the conservatory structure specification and the detail drawings received on 03-Jan-2012, and drawing no. 12/11/06(3 of 3) received on 13-Jan-2012.

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

BH2012/00016

29 Westbourne Street Hove

Single storey rear extension & garage conversion to provide additional living space.

Applicant: Mr Rupert Maitland

Officer: Steven Lewis 290480

Refused on 23/02/12 DELEGATED

1) UNI

The proposed rear extension would have a detrimentally harmful enclosing impact upon the neighbouring property and result in a seriously harmful loss of outlook and light. This is contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The extension by reason of its coverage, siting, form and scale is considered poorly design and an overdevelopment of the site which would fail to respect and emphasise or enhance the positive qualities, the background character and appearance of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/00062

53A New Church Road Hove

Application for Approval of Details Reserved by Conditions 6, 7, 8a, 8b, 10, 13, 15, 19, 20 and 21 of application BH2010/00813.

Applicant: Mrs Philippa Stephen-Martin

Officer: Christopher Wright 292097

Approved on 06/02/12 DELEGATED

WISH

BH2011/03301

309A Kingsway Hove

Formation of crossover incorporating dropped kerb and removal of piers and boundary fence.

Applicant: Miss Emma Smith

Officer: Wayne Nee 292132

Approved on 03/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 block plan received on 28 October 2011, and the approved unnumbered drawings received on 12 December 2011.

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

BH2011/03656

15 Boundary Road Hove

Change of Use from Offices (B1) to dental surgery (D1).

Applicant: Selits Ltd

Officer: Steven Lewis 290480

Approved on 15/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 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: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development and comply with local plan policies TR1, TR14 and SPG4

3) UNI

The applicant shall ensure that a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be implemented 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.

4) UNI

Prior to the commencement of the use, signage that allocates the 5 car parking spaces to the Dental Surgery only, shall be erected and thereafter retained.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large

5) UNI

The use hereby permitted shall not be open to customers except between the hours of 8am and 6pm on Mondays to Fridays and 8am and 1pm on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved Stiles Harold Williams Site Location Plan, Marketing Letter, Planning Statement, Further Information letter and Macmillan Architects Drawings no. 211106/01 & 211106/02 received on 30/11/2011, 19/01/2012, 03/02/2012 & 13/02/2012.

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

7) UNI

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

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and SPG4

BH2011/03716

27 Jesmond Road Hove

Removal of existing garage and utility room and erection of two storey side extension and single storey rear extension. Loft conversion and incorporating rear dormer and rooflights to front, side and rear.

Applicant: Mr Tom Patterson

Officer: Adrian Smith 290478

Approved on 20/02/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.001, 004 & 005 received on the 7th December 2011.

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

BH2011/03772

First Floor Flat 25 Welbeck Avenue Hove

Loft conversion incorporating rear and side dormers and rooflights to front elevation.

Applicant: Mr Seroj Janiyan

Officer: Christopher Wright 292097

Approved on 14/02/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 location plan and block plan received on 9 December 2011 and approved drawing no. 02D received on 13 January 2012.

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

Withdrawn Applications

BH2011/03849

56 Brittany Road Hove

Certificate of Lawfulness for a proposed single storey rear extension and roof conversion incorporating hip to gable extension and rear dormer.

Applicant: Mr Danny Wilson

Officer: Mark Thomas 292336

WITHDRAWN ON 03/02/12