

PLANS LIST 04 APRIL 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

BH2011/02889

145 Vale Avenue Brighton

Outline application for 9no residential units and approval of reserved matter for access only (amended description).

Applicant: Sussex Vale Gospel Hall Trust

Officer: Sue Dubberley 293817

Approved on 24/02/12 PLANNING COMMITTEE

1) 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.

2) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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

3) UNI

a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) appearance; and
- (iv) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1124/1 and 1124/2 (indicative layout only) received on 26 September 2012.

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

5) 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.

6) 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.

7) 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.

8) UNI

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

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

9) UNI

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

10) UNI

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

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

11) UNI

No development shall take place until detailed drawings showing the levels of the site and proposed development related to the levels of adjoining land and highways to OS Datum have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In order to ensure the accuracy of the development and to comply with policy QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

12) UNI

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

13) UNI

The development hereby approved shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in full as approved:

- a) Samples of all external materials to be used for the construction of all buildings on the site;
- b) Elevations and floor plans at a scale of not less than 1:50 of all buildings on the site;
- c) Details of hard and soft landscaping and planting to public or shared areas of the site;
- d) Details of the treatment of the boundaries of the frontage of the site, the frontage of the new dwellings and with properties to Vale Avenue, Court Close and Church Hill.
- e) Drawings showing sections through the site at the boundary with Court Close to illustrate the relationship with the new buildings on the site and those in Court Close;
- f) External lighting to public areas of the site.

Reason: In order to ensure the accuracy of the development and to comply with policy QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

BH2011/02955

8 Plainfields Avenue Brighton

Erection of single storey rear extension and relocation of existing garage (retrospective).

Applicant: Mr Alfonso Hernandez

Officer: Louise Kent 292198

Approved on 24/02/12 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be completed in accordance with the approved drawing no. 01 Rev. D received on 24 October 2011.

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

2) UNI

The window in the west side elevation of the development hereby permitted shall be obscured glazed, fixed shut and permanently 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.

3) UNI

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

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

4) UNI

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

Reason: In order to protect adjoining properties from over looking and noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.

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

BH2011/03804

Land South of Sussex Police Building Crowhurst Road Brighton

Construction of new two storey building for offices (B1) and storage & distribution (B8) and provision of associated parking and turning area.

Applicant: Capital (Hair & Beauty) Ltd

Officer: Aidan Thatcher 292265

Approved after Section 106 signed on 13/03/12 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

Before development commences, details for the provision of wheel cleaning facilities shall be submitted to and agreed in writing with the Local Planning Authority. Such facilities shall be made available, employed and maintained at all times during the development to prevent the deposit of any detritus on the public highway. Any detritus deposited on the highway shall be removed immediately and in any event at the end of each working day.

Reason: To ensure the road is kept free from dirt and debris associated with the development and to comply with policy TR7 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

carried out in accordance with the approved details.

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

5) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM industrial 2008 and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections 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 60% in energy and water sections 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.

6) 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 industrial 2008 Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

No open storage shall take place within the curtilage of the site without the prior written approval of 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.

10) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby after retained as such.

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.

11) UNI

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
 - (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
 - a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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.

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

15) UNI

No development shall take place until a full Method Statement detailing the measures taken to ensure the chalk cliff is fully stabilised, including the provision of a green wall and nest boxes has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details and thereafter maintained as such.

Reason: To ensure that the development causes no harm to the adjacent Site of Nature Conservation Importance and to comply with policy NC4 of the Brighton & Hove Local Plan.

16) 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.

17) 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.

18) UNI

The trade counter use forming part of this consent must remain ancillary to the overall Class B8/B1a development.

Reason: To safeguard the provision of employment generating floorspace across the city and to comply with policies EM1 and EM7 of the Brighton & Hove Local Plan.

19) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 49, 52, 53 and 54 received on 13.12.11 and drawing nos. 50B and 51A received on 08.02.12.

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

BH2011/03827

Land between Mill House & 61A Overhill Drive Brighton

Erection of 1no two storey 4 bed house and associated works.

Applicant: Mrs Janet Hall

Officer: Anthony Foster 294495

Approved on 05/03/12 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 vehicle passing area as shown on the approved plans shall not be used otherwise than as a passing area for private motor vehicles belonging to the occupants of and visitors to the development hereby approved, the passing area shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be maintained and retained for use at all times.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1012 2.01, 2.02, Design Access and Planning Statement, Biodiversity Checklist, Waste Minimisation Statement, Arboricultural, Landscape and Ecology Report, Transport Statement, Sustainability Checklist received 15 December 2011 and drawing nos. 1012 1.01, 2.03, 2.04 received 9 January 2012.

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

7) UNI

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

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 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

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage Report / Interim Report showing that the development will achieve Code level 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.

10) UNI

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

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

11) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road[s], surface water drainage, outfall disposal and crossover to be provided, shall be submitted to and

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

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

12) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme to BS5837 (2005) which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

13) UNI

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

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final / Post Construction Certificate by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 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.

15) UNI

The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

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

16) UNI

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

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

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be

submitted to and approved in writing by the Local Planning Authority. These details shall include the number and type of bat boxes, and bird boxes. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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

18) UNI

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

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

BH2011/03841

39 Solway Avenue Brighton

Erection of single storey side extension and roof extensions to both sides of property to create additional accommodation to ground and first floor levels incorporating 2no barn hips, front and rear dormers and installation rooflights. Erection of single storey extension to front elevation, raised decking area to rear and installation of stainless steel flue to West elevation.

Applicant: Mr Matt Woodhar

Officer: Liz Arnold 291709

Approved on 05/03/12 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 received on the 16th December 2011, drawing no. 04 received in the 3rd January 2012 and drawing no. 02C received on the 1st March 2012.

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

BH2011/03953

25 Winfield Avenue Brighton

Erection of a single storey rear extension with associated external alterations.

Applicant: Ms Julie Challen

Officer: Chris Swain 292178

Approved on 24/02/12 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 drawing nos. 1020/OS/1, 1020/S/1A, 1020/S/2A, 1020/S/3, 1020/P/1, 1020/P/2, 1020/P/3 and 1020/P/4, a design and access statement and a waste minimisation statement received on 30 December 2011.

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

BH2012/00071

3 Highview Way Brighton

Certificate of Lawfulness for a proposed loft conversion incorporating rear gable end and side dormers and erection of single storey rear extension.

Applicant: Mrs Patricia Burns

Officer: Jonathan Puplett 292525

Approved on 05/03/12 DELEGATED

BH2012/00202

55 Carden Avenue Brighton

Alterations to existing rear extension including remodelling of existing roof and alterations to windows and doors.

Applicant: Mr L Taylor

Officer: Pete Campbell 292359

Approved on 12/03/12 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) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawing No.2285/01 received on 24/01/2012.

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

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.

PRESTON PARK

BH2011/02762

Ground Floor Flat 11 Stanford Road Brighton

Erection of a single storey outbuilding in rear garden.

Applicant: Mr Matthew Williams

Officer: Louise Kent 292198

Approved on 06/03/12 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 reasonable facilities have been arranged within the County 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 County Planning Authority, and their nominated representatives, of the date when work on site is likely to start.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 886/02-04 received on 23 September 2011, and two additional unnumbered drawings received on 26 January 2012.

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

BH2012/00028

10 York Villas Brighton

Single storey garage extension incorporating erection of pillar to front of property to match existing, installation of new timber garage door and 2no garage rooflights.

Applicant: Mr Chris Bates

Officer: Pete Campbell 292359

Refused on 29/02/12 DELEGATED

1) UNI

The proposed extension by reason of its projection forward of the main elevation of the dwellinghouse and close proximity to the road would adversely affect the appearance and character of the property and surrounding street scene. The development would be contrary to policies QD14, and QD27 of the Brighton & Hove Local Plan.

BH2012/00093

3 Semley Road Brighton

Loft conversion incorporating rooflights to front elevation.

Applicant: Mr Andrew Maunder

Officer: Pete Campbell 292359

Approved on 28/02/12 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing 477/02 received on 16/02/2012.

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

BH2012/00162

Flat 6 40 Stanford Avenue Brighton

Replacement of existing timber windows and patio doors with UPVC units.

Applicant: Mrs Julie Mullard

Officer: Chris Swain 292178

Approved on 14/03/12 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 approved drawing nos. S440PW/HP2/01-05 (inclusive), a schedule of photographs, a set of manufacturer window profile drawings, a Design and Access Statement, a Manufacturer's Quotation Sheet and a Manufacturer's door profile drawing received on 19 January 2012.

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

REGENCY

BH2011/03397

Flat 4 4 Montpelier Terrace Brighton

Creation of additional storey to first floor flat to rear.

Applicant: R & R Developments

Officer: Adrian Smith 290478

Approved on 24/02/12 PLANNING COMMITTEE

1) BH01.05

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

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

2) UNI

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

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

3) UNI

No works shall take place until full details of the proposed eaves to the pitched roof and the flat roof parapet treatment, including 1:5 scale sample elevations,

have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

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

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

5) UNI

The rainwater goods and waste pipes hereby approved shall be completed in cast iron and thereafter retained as such.

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

BH2011/03398

Flat 4 4 Montpelier Terrace Brighton

Creation of additional storey to first floor flat to rear.

Applicant: R & R Developments

Officer: Adrian Smith 290478

Refused on 24/02/12 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. Notwithstanding the improved standard of residential accommodation that would result from this proposal, the proposed additional storey would result in significant harm to the amenities of the residential properties to the rear of Nos 3 & 4 Montpelier Terrace by virtue of enclosing their outlook and further reducing their existing poor levels of natural daylight. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/03728

Basement Flat 42A Norfolk Road Brighton

Replacement of existing timber framed windows with new timber framed windows at rear elevation.

Applicant: Miss Lisa Kanani

Officer: Jason Hawkes 292153

Refused on 29/02/12 DELEGATED

1) UNI

The submission lacks sufficient enough information about the appearance of the proposed windows. Notwithstanding the lack of information submitted, the proposed windows perpetuate an inappropriate window style on the building and the proposed use of top hung opening lights would not be appropriate for the listed building. Therefore, having regard to the design of the proposed windows and lack of information submitted, the scheme is deemed to detract from the character and appearance of the listed building and surrounding conservation area and is deemed contrary to policies QD14, HE1, HE4 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

BH2011/03729

Basement Flat 42A Norfolk Road Brighton

Replacement of existing timber framed windows with new timber framed windows at rear elevation.

Applicant: Miss Lisa Kanani

Officer: Jason Hawkes 292153

Refused on 02/03/12 DELEGATED

1) UNI

The submission lacks sufficient enough information about the appearance of the proposed windows. Notwithstanding the lack of information submitted, the proposed windows perpetuate an inappropriate window style on the building and the proposed use of top hung opening lights would not be appropriate for the listed building. Therefore, having regard to the design of the proposed windows and lack of information submitted, the scheme is deemed to detract from the character and appearance of the listed building and surrounding conservation area and is deemed contrary to policies HE1 & HE4 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

BH2011/03752

121-122 Western Road Brighton

Extension to rear at basement, ground and first floor level including creation of external terrace to first floor and repositioning of kitchen ventilation flue.

Applicant: Indigo Pub Company

Officer: Mark Thomas 292336

Refused on 29/02/12 DELEGATED

1) UNI

Policy SR12 of the Brighton & Hove Local Plan relates to 'large' Use Class A3 and A4 premises. The policy aims to safeguard nearby residents and the wider public from potential noise, disturbance and public disorder which could result from such premises in isolation, or from concentrations of such 'large' establishments in a particular area. In particular the policy states that applications for new Use Class A3/A4 establishments or extensions to such with a resultant public floor space in excess of 150 sq m will be permitted providing that they would not be within 400m of another such 'large' A3/A4 premises and the premises does/would not abut premises containing residential accommodation. The application property would abut no. 1 Temple Street, a residential property, and falls within 400m of at least to other 'large' A3/A4 premises. As such the proposed development could have a harmful impact as outlined above and would be contrary to the aforementioned policy.

2) UNI2

Policies SU10, QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that new development does not result in the loss of amenity to surrounding residents and occupiers. The proposed roof terrace, by reason of its proximity to residential properties, in particular the adjacent flats at no. 1 Temple Street, would result in a potential noise nuisance and the loss of amenity for the occupiers of these properties. The screening to the proposed terrace would represent an unacceptable impact on neighbouring windows at no. 1 Temple Street in terms of loss of outlook and increased sense of enclosure. Further, the increased customer capacity of the premises would have potential to result in increased footfall to and from the Public House, resulting in increased levels of noise disturbance and antisocial behaviour. The development is therefore considered to be contrary to the aforementioned policies.

3) UNI3

Policies SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that new development does not result in the loss of amenity to

surrounding residents and occupiers. Insufficient information has been submitted to demonstrate that the proposed kitchen extraction/ventilation would not result in harmful levels of noise and odour nuisance to occupiers of nearby properties. As such the proposed development is contrary to the aforementioned policy.

BH2011/03809

66 Preston Street Brighton

Internal and external alterations including erection of a flat roof rear extension to accommodate relocation of internal staircase.

Applicant: Indigo Pub Company Ltd

Officer: Steven Lewis 290480

Refused on 28/02/12 DELEGATED

1) UNI

The proposed extension by reason of its bulk and detailing would be an incongruous feature which would fail to preserve or enhance the special historical or architectural interest of the listed building and would detract from the character and appearance of the Regency Square conservation area. This is contrary to policies HE1, HE6, QD1 and QD14 of the Brighton & Hove Local Plan. Supplementary Planning Guidance Notes SPGBH11 (Interiors), SPGBH13 (General Advice) and Supplementary Planning Document 9 (Architectural features).

2) UNI2

2. The proposal would result in the loss of fabric, features, remaining original internal plan form and compartmentalisation and would detract from and cause harm to the special historical and architectural character and historic interest of the building. This is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Notes SPGBH11 (Interiors), SPGBH13 (General Advice) and Supplementary Planning Document 9 (Architectural features).

BH2011/03810

66 Preston Street Brighton

Internal and external alterations including erection of a flat roof rear extension to accommodate relocation of internal staircase.

Applicant: Indigo Pub Company Ltd

Officer: Steven Lewis 290480

Refused on 28/02/12 DELEGATED

1) UNI

The proposal would result in the loss of fabric, features, remaining original internal plan form and compartmentalisation and would detract from and cause harm to the special historical and architectural character and historic interest of the building. This is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Notes SPGBH11 (Interiors), SPGBH13 (General Advice) and Supplementary Planning Document 9 (Architectural features).

2) UNI2

The proposed extension by reason of its bulk and detailing would be an incongruous feature which would fail to preserve or enhance the special historical or architectural interest of the listed building and would detract from the character and appearance of the Regency Square conservation area. This is contrary to policy HE1 of the Brighton & Hove Local Plan. Supplementary Planning Guidance Notes SPGBH11 (Interiors), SPGBH13 (General Advice) and Supplementary Planning Document 9 (Architectural features).

BH2011/03835

24 Borough Street Brighton

Installation of rooflight to rear of property. New kitchen ceiling.

Applicant: Mr & Mrs Cummings

Officer: Jason Hawkes 292153

Approved on 14/03/12 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 rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

Any original lathe and plaster ceiling surviving in the kitchen shall be retained and repaired and made good using lime plaster.

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

BH2011/03871

Hotel Du Vin 2-6 Ship Street Brighton

Replacement of existing crittall double glazed windows with new aluminium framed double glazed windows.

Applicant: Hotel Du Vin/Mal Maison

Officer: Christopher Wright 292097

Approved on 07/03/12 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 email received on 6 March 2012, unless otherwise agreed in writing, the black rectangular leaded light detailing of the replacement windows hereby permitted shall be on the external surface and internal surface of the outer panes of window glass and retained as such thereafter.

Reason: In order to safeguard the character and appearance of the building and ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The existing upper windows with stained glass motifs shall be retained.

Reason: In order to safeguard the character and appearance of the building and 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 location plan, Heritage Window Company Benenden Slimline Window Series 1 Schedule, Heritage Window Company Benenden Slimline Window - Series 1 profile drawing, and the accompanying photographs identifying windows to be replaced (x 4) and elevation drawings (x 2) received on 19 December 2011; the Heritage Window Company Benenden Range Brochure received on 11 January 2012; and the email received on 6 March 2012.

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

BH2011/03928

Royal Alexandrs Hospital 57 Dyke Road Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2011/02043.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Approved on 28/02/12 DELEGATED

BH2012/00059

91 Western Road Brighton

Installation of externally illuminated fascia sign and non illuminated projecting sign.

Applicant: Acme (Brighton) Limited

Officer: Christopher Wright 292097

Approved on 07/03/12 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.

BH2012/00197

15A Bedford Towers Kings Road Brighton

Partial enclosure of existing balcony with UPVC double glazed windows.

Applicant: Mrs Joanne Newell

Officer: Steven Lewis 290480

Approved on 07/03/12 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 site plan, photographs, product specification & Rowena Horton Architects drawings nos. RHA.008.101 & RHA.008.201 Rev A received on 24/01/2012.

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

BH2012/00210

6 Hampton Place and 1 Hampton Street Brighton

Alterations to existing roof including installation of new parapet wall to form roof terrace.

Applicant: Edward & Karen Rowe

Officer: Adrian Smith 290478

Approved on 07/03/12 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

Access to the flat roof over No.1 Hampton Street hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

3) UNI

No furniture, plants, garden structures, trellises, fences, ornaments, canopies, umbrellas or any other objects shall be erected, positioned or stored on the roof terrace that are taller than the parapet wall and would be visible above it.

Reason: As such items or structures would be incongruous and out of character at roof level and in order to preserve the character of the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

The walls shall be smooth rendered in a cement/lime/sand render mix to match the original building and shall not have bell mouth drips the window and openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.A.01 rev A & D.01 rev C received on the 26th January 2012.

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

6) UNI

The development hereby approved shall be carried out and completed in its entirety simultaneously on both properties in accordance with the approved drawings and the roof terrace shall not be occupied or used until the development has been fully completed.

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

BH2012/00277

Steine House 55 Old Steine Brighton

Replacement of existing Travertine cladding to front entrance step with new stone cladding.

Applicant: Brighton YMCA

Officer: Steven Lewis 290480

Approved on 12/03/12 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 replacement cladding shall be only in York Stone as indicated upon the approved drawings and in accordance with the sample submitted and documented on 16/02/2012 and shall thereafter be retained as such.

Reason: To enhance the special architectural and historical character and appearance of the Listed Building and to accord with policy HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Document 9 (Architectural features).

3) UNI

The development hereby permitted shall be carried out in accordance with the approved Stuart Radley Associates drawings no. O36PC/PLB2/02, O36PC/PLB2/03, O36PC/PLB2/04 Rev A & York Stone Sample received on 02/02/2012 & 16/02/2012.

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

BH2012/00278

Steine House 55 Old Steine Brighton

Replacement of existing Travertine cladding to front entrance step with new stone cladding.

Applicant: Brighton YMCA

Officer: Steven Lewis 290480

Approved on 12/03/12 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 replacement cladding shall be only in York Stone as indicated upon the approved drawings and in accordance with the sample submitted and documented on 16/02/2012 and shall thereafter be retained as such.

Reason: To enhance the special architectural and historical character and appearance of the Listed Building and to accord with policy HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Document 9 (Architectural features).

ST. PETER'S & NORTH LAINE

BH2011/00040

87 Lewes Road Brighton

Installation of ventilation ductwork.

Applicant: Daves Diner

Officer: Anthony Foster 294495

Approved on 27/02/12 DELEGATED

1) UNI

Within a month of this decision a scheme for painting the external ducting hereby approved a matt colour shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The ducting shall be painted in accordance with the agreed details within 2 months of the date of the notification of the approval by the LPA, and thereafter retained.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2011/03067

13-16 Vine Street Brighton

Application for Approval of Details Reserved by Condition 10,11 and 12 of Application BH2011/01724

Applicant: Mrs Phoebe Oliver

Officer: Anthony Foster 294495

Approved on 24/02/12 DELEGATED

BH2011/03323

24 Wakefield Road Brighton

Erection of detached two storey out building.

Applicant: Dr Sadeq Moghadas

Officer: Liz Arnold 291709

Refused on 24/02/12 PLANNING COMMITTEE

1) UNI

The submitted plans fail to show exactly how the building would be accessed from the garden, the inclusion of solar panels as referred to in the submitted Design and Access Statement, the grading of the adjacent slope, the relationship of the proposal with the existing southern boundary wall and how materials and waste will be brought into/removed from the site. In addition there are discrepancies between the facilities stated to be provided on the proposed floor plans and those stated within the Design and Access Statement submitted. Such issues need to be clarified for the Local Planning Authority to fully assess the scheme. The submitted documentation fails to demonstrate a thorough

understanding and assessment of the proposed scheme.

2) UNI2

Notwithstanding reason for refusal 1, the proposed development, by virtue of its excessive footprint and scale, will erode the green and open character of the related green space, will have a harmful impact on the overall layout and design of the area, which includes the Round Hill Conservation Area and would have a harmful impact upon the distinctive layout and predominance of green space seen in longer views of the area. The proposal is therefore contrary to development plan policies QD1, QD2, QD3, QD4 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that the proposed development would not have significant adverse impacts upon the amenities of the occupiers of no. 14 Wakefield Road with regards to loss of light/sunlight, outlook or loss of privacy and overlooking. The proposal is therefore contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/03336

8 - 11 Pavilion Buildings Brighton

Replacement of full fire alarm system with removal of any redundant equipment and installation of new detectors, sounders, beacons and manual call points. Replacement of emergency lighting to staircase bulkhead and final exit routes and erection of stud partition to basement server room.

Applicant: Royal Bank of Scotland Group

Officer: Chris Swain 292178

Approved on 28/02/12 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.

BH2011/03574

20 London Road Brighton

Installation of a new shopfront.

Applicant: British Heart Foundation

Officer: Chris Swain 292178

Refused on 05/03/12 DELEGATED

1) UNI

The proposal, by reason of design, detailing and proportions would result in an unsympathetic alteration that fails to represent an improvement in the design of the existing shopfront and would be detrimental to the character and appearance of the existing building, the London Road street scene and the surrounding area. The removal of a front entrance to the unit would result in the loss of its existing identity as a separate unit. As such the proposal is contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop

Front Design (SPD02).

BH2011/03575

20 London Road Brighton

Display of 1no non-illuminated fascia sign.

Applicant: British Heart Foundation

Officer: Chris Swain 292178

Refused on 05/03/12 DELEGATED

1) UNI

The proposed signage to the front elevation, by reason of the design, positioning, scale and depth would result in an excessively bulky and dominant feature that would detract from the appearance and character of the building and the harm the visual amenity of the London Road street scene and the wider surrounding area and as such is contrary to Local Plan Policy QD12 and the Supplementary Planning Document on Advertisements (SPD07).

BH2011/03632

St Peters House 20 - 26 York Place Brighton

Certificate of Lawfulness for the existing use of units 1, 2, 3, 6, 7, 8, 9, 32, 34, 35, 43, & 44 within St Peters House as self contained residential flats.

Applicant: Orbit Homes

Officer: Aidan Thatcher 292265

Approved on 07/03/12 DELEGATED

BH2011/03643

Land to rear of 64-65 Upper Gloucester Road Brighton

Erection of 5no three storey, 3no bedroom houses.

Applicant: Cedarmill Developments Ltd

Officer: Aidan Thatcher 292265

Approved on 28/02/12 PLANNING COMMITTEE

1) BH02.07

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

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

2) 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.

3) UNI

No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping for the front and rear gardens which shall include details of the hard and soft landscaping, level changes, paths and hard paving areas, fences, walls and gates, seats and planters. The scheme shall then be implemented in strict accordance with the approved details.

Reason: To safeguard the character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the submitted plans, details and samples of the screen to the balconies of units hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The screen completely obscure glazed and erected to a height of 1.75 metres. The screen will be erected in accordance with the approved details and retained as such thereafter.

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

5) UNI

The walls shall be smooth rendered in a cement: lime: sand render mix down to ground level and shall not have bell mouth drips above the damp proof course or above the window and door and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint.

Reason: To safeguard the character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no 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 character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

7) 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 character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

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.

10) UNI

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

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

11) UNI

The 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.

12) UNI

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

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

13) UNI

No development shall commence until a Technical Report detailing the impact on the proposed works on the existing retaining wall structure that supports St Nicholas Road has been submitted to and approved in writing by the Local Planning Authority. The report must confirm that the existing structure can withstand highway loading. The works shall be implemented in strict accordance with the approved report.

Reason: To ensure that the development does not adversely impact on the stability of the existing retaining wall and thus highway safety and to comply with Policy TR7 of the Brighton & Hove Local Plan.

14) UNI

No works shall commence unless and until details of and samples of all doors shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be erected in accordance with the submitted details and retained as such thereafter.

Reason: To safeguard the character and appearance of the conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

15) UNI

The new dwellings shall not be occupied until the proposed pavement widening works along St Nicholas Road have been carried out in full to a specification approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and thereafter retained as such.

Reason: In order to ensure that the works are carried out satisfactory and to comply with policy TR7 of the Brighton & Hove Local Plan.

16) UNI

No works shall take place unless and until full details of the proposed works including 1:20 sample elevations and sections of the eaves, windows and doors, their thresholds, steps, cills and reveals have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details and retained as such thereafter.

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

17) UNI

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
 - (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
 - a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

18) UNI

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

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with Local Plan policies TR1, TR7, and TR8.

19) UNI

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash and samples of the glazing system) 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.

20) 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.

21) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 11806/PA/001, /002, /005, /006 and /008 received on 29.11.11, VIEO metal roofing brochure received on 05.01.12 and drawing nos. 11806/PA/003A, 004B, /007B received on 16.02.12.

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

BH2011/03644

Land to rear of 64-65 Upper Gloucester Road Brighton

Demolition of boundary wall.

Applicant: Cedarmill Developments Ltd

Officer: Aidan Thatcher 292265

Approved on 24/02/12 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.

BH2011/03685

Theatre Royal 35 Bond Street Brighton

Partial demolition and rebuilding of parapet wall on roof (Retrospective).

Applicant: ATG

Officer: Louise Kent 292198

Approved on 02/03/12 DELEGATED

BH2011/03686

Theatre Royal 35 Bond Street Brighton

Partial demolition and rebuilding of parapet wall on roof (Retrospective).

Applicant: ATG

Officer: Louise Kent 292198

Approved on 28/02/12 DELEGATED

BH2011/03762

Unit 8-9 Centenary Industrial Estate Hughes Road Brighton

Change of use from storage and distribution (B8) to light industrial (B1).

Applicant: Shaws Installations Ltd

Officer: Sue Dubberley 293817

Approved on 24/02/12 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

The development hereby permitted shall be carried out in accordance with the approved drawings no.910/01 and 02 received on 9 December 2011.

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

3) UNI

The development hereby permitted shall not be commenced until details of disabled 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 people with a mobility related disability are provided and to comply with policy TR18 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

The premises shall not be open or in use except between the hours of 07:30 and 19:00 Monday to Saturday. The premises shall not be open or in use at anytime on Sundays or Bank Holidays.

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

BH2011/03812

94 North Road Brighton

Change of use from retail (A1) & offices (A2) to tattoo studio (Sui Generis).

Applicant: Blue Dragon

Officer: Liz Arnold 291709

Approved on 05/03/12 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 09:00 to 18:00 on Mondays to Saturdays and 9:00 to 17:00 on Sundays, Bank or Public Holidays.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1 received on the 10th January 2012.

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

BH2011/03838

105 Trafalgar Street Brighton

Replacement of existing windows with timber double glazed windows to front elevation. Replacement of existing painted external brick wall with timber rendered stud wall to front elevation.

Applicant: Peter Grant

Officer: Jonathan Puplett 292525

Approved on 09/03/12 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 existing windows shall be retained or replaced like for like unless details of any other window design have been submitted to and approved in writing by the local planning authority. Replacement windows shall either be a like for like replica of the existing windows or shall accord with the approved details, and shall be retained as such thereafter.

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

3) UNI

The new walls shall be smooth rendered in a cement/lime/sand render mix to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building, unless alternative details are submitted to and approved by the local planning authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the site plan, block plan and drawing no. 7637/1 received on the 15th of December 2012 and drawing no. 7637/3B received on the 2nd of March 2012.

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

BH2011/03865

71 Ditchling Road Brighton

Application to extend the time limit for implementation of previous approval BH2008/01120 for the conversion of first and second floor ancillary shop storage to residential maisonette and alterations to ground floor shop including replacement of rear pitched roof with flat roof.

Applicant: Mr Mustajab Zaidi

Officer: Anthony Foster 294495

Approved on 13/03/12 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) 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.

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) BH05.09A

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

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

6) BH06.02

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

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

7) 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 8577/1, /2, /3, design and access statement, waste minimisation statement, received on 6 October 2008.

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

BH2011/03885

10 Guildford Road Brighton

Installation of external wall insulation to rear elevation.

Applicant: Dr Elizabeth Archer

Officer: Chris Swain 292178

Approved on 07/03/12 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.03, a site plan and a Design and Access Statement received on 20 December 2011 and drawing no. 04A received on 7 March 2012.

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

BH2011/03911

Flat 3 34 Dyke Road Brighton

Replacement of existing timber framed window with UPVC window to match existing design at rear of property (Retrospective).

Applicant: Miss Vicki Watson

Officer: Chris Swain 292178

Approved on 12/03/12 DELEGATED

BH2012/00030

6 Queens Road Brighton

Installation of new shopfront.

Applicant: City College Brighton & Hove

Officer: Pete Campbell 292359

Approved on 14/03/12 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. 225/100-104 (inclusive), 225/105 P2, and 225/107 received on 06/01/2012.

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

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

BH2012/00116

25 Kensington Gardens Brighton

Installation of shopfront awning (Retrospective).

Applicant: Mr Karageorgis

Officer: Pete Campbell 292359

Refused on 29/02/12 DELEGATED

1) UNI

1. The form and size of the "dutch" awning is detrimental to the visual amenity of the North Laine Conservation Area and contrary to policies QD10 and QD11 and of the Brighton & Hove Local Plan (2005).

BH2012/00184

2A Lewes Road Brighton

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

Applicant: Miss Michele Lefton

Officer: Liz Arnold 291709

Approved on 07/03/12 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 SHAWS Installations Ltd Product Sheet and unnumbered photographs received on the 30th January 2012.

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

BH2012/00488

7 Kensington Place Brighton

Non Material Amendment to BH2010/01760 to alter rear glazing- replacement of existing window to french doors to 2no 1200mm double doors to rear.

Applicant: Mr David Grace

Officer: Jonathan Puplett 292525

Approved on 13/03/12 DELEGATED

WITHDEAN

BH2011/01780

Site Adjacent 1 Woodside Avenue Brighton

Erection of new detached 3 bedroom three storey dwelling house (revised plans).

Applicant: Mr Derek Levy

Officer: Clare Simpson 292454

Approved on 06/03/12 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) BH02.04

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

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

4) BH02.07

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

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

5) BH03.01

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

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

6) BH04.01A

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

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

7) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 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.

8) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

9) BH05.10

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

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

10) BH06.01

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.

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) BH16.01

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

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

13) UNI

The development shall not be occupied until the car turntable has been provided in accordance with the approved plans or details which have been submitted to and approved by the Local Planning Authority and the areas shall thereafter be retained for that use at all times.

Reason: to ensure the safety of persons entering and leaving the site and proceeding along the highway and to comply with policies TR1, TR7, TR8 and TR19 of the Brighton & Hove Local Plan.

14) UNI

Prior to the commencement of development on site, detailed drawings including levels, sections and construction details of the proposed vehicle access, and off site highway works to be provided shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be occupied until these works have been fully implemented in accordance with the approved details.

Reason: As insufficient information has been submitted and to ensure that works constitute safe development and to comply with polices TR1, TR7, TR8 and TR19 of the Brighton & Hove Local Plan.

15) UNI

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

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

16) UNI

No scrub clearance or site set-up shall take place during the months of March to September inclusive. Scrub clearance shall take place under the supervision of a qualified ecologist at all times.

Reason: To protect nesting bird habitat and ensure the impact of the development on existing nature conservation features is minimised in accordance with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document 11 on Nature Conservation.

17) 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.

18) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1WA. 01A, 08A, 09A, 10A, 12A, 13A, 14A, 15A, 16A, 30, 31, 32, 35 received on 12th January 2012.

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

BH2011/03163

52 & 52B Harrington Road Brighton

Erection of single storey rear extension with balcony above and enclosed patio area. Alterations to fenestration.

Applicant: Ms Julie Bates

Officer: Adrian Smith 290478

Approved on 27/02/12 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 QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Other than the balcony area detailed on drawing no.188-03/6 received on the 17 February 2012, access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the site plan received on the 20th October 2011 and approved drawing no. 188-03/6 received on 17th February 2012.

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

BH2011/03355

Clubhouse Waterhall Golf Club Waterhall Road Brighton

Installation of replacement UPVC double glazed windows to shop, office and men's changing room. (Development is in the South Downs National Park).

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 02/03/12 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 Brighton & Hove City Council drawings nos. 001 Rev A, H006/004 & H006/005 received on 26/01/2012.

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

BH2011/03609

16 Mill Rise Brighton

Erection of two storey side extension.

Applicant: Mr & Mrs Jordan

Officer: Adrian Smith 290478

Approved on 28/02/12 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 west 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 site plan and block plan received on the 24th November 2011; and the amended Drawing 1 received on the 22nd February 2012.

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

BH2012/00015

49 Mandalay Court London Road Patcham Brighton

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

Applicant: Mr Neil Underhill

Officer: Robert McNicol 292322

Approved on 07/03/12 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 specification and site photos received on 04-Jan-2012.

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

BH2012/00088

62 Fernwood Rise Brighton

Ground floor level extension at rear with hip to gable roof extension to facilitate loft conversion incorporating rooflights to front and side elevations and formation of garden room at lower ground floor level with associated external alterations.

Applicant: Mr Ben Lane

Officer: Mark Thomas 292336

Refused on 02/03/12 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 fenestration to the rear elevation is considered poorly proportioned and detailed. The ground floor 'picture' window, in particular, is considered incongruous and unduly large. The ground floor window would dominate the rear elevation and significantly detract from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

BH2012/00147

227-233 Preston Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/00336 (app ref app/q1443/a/2157320).

Applicant: Sainsburys Supermarkets Ltd

Officer: Adrian Smith 290478

Approved on 27/02/12 DELEGATED

BH2012/00158

Upperdene Court 4 Westdene Drive Brighton

Application for Approval of Details Reserved by conditions 5 and 8 of application BH2011/00992.

Applicant: Krusto Developments Ltd

Officer: Jason Hawkes 292153

Refused on 08/03/12 DELEGATED

1) UNI

The proposed refuse store would form an incongruous addition and would look out of character in the street scene. The refuse storage facilities are therefore deemed inappropriate.

2) UNI2

The proposed fencing details are deemed inadequate in order to protect the existing trees.

BH2012/00159

Upperdene Court 2 & 4 Westdene Drive Brighton

Formation of 2no refuse and recycling enclosures.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Refused on 07/03/12 DELEGATED

1) UNI

The proposed refuse and recycling enclosures, due to their size and positioning in a prominent location to the front of the block of flats, would stand out in the street scene as incongruous additions and would be out of character with the area. The scheme is therefore deemed contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/00222

33 Loder Road Brighton

Erection of single storey rear/side extension.

Applicant: Mr & Mrs Poole

Officer: Robert McNicol 292322

Approved on 09/03/12 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. PO2, PO3 and PO4 received on 27.01.2012.

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

BH2012/00263

29 Surrenden Road Brighton

Application for removal of condition 6 and 7 of application BH2009/00821, (Extension and re-modelling of existing bungalow including demolition of rear conservatory, to form a two storey, 4no bedroom house with hipped roof, solar panel and 1no rooflight). Condition 6 states the works shall not commence until the development is registered with the Building Research Establishment under Ecohomes and a Design Stage Assessment Report, showing that the development will achieve an Ecohomes rating, has been submitted to the Local Planning Authority. Condition 7 states that, prior to occupation, a Building Research Establishment issued Post Construction Review Certificate confirming that the development as built has achieved an Ecohomes rating has been submitted to and approved in writing by the Local Planning Authority.

Applicant: Mr Chie Nwawudu

Officer: Christopher Wright 292097

Approved on 14/03/12 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 4 August 2012. 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 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 character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Prior to the occupation of the development hereby permitted the first floor window on the northern flank elevation of the development hereby permitted shall be obscure glazed and fixed shut in a manner first to be submitted to and agreed in writing by the Local Planning Authority and shall be retained as such thereafter.

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

4) UNI

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

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

5) 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the details of the balcony screens and balustrades approved under application BH2011/03062 to which the decision dated 1 December 2011 relates.

Reason: To ensure a satisfactory appearance to the development, in the interests of residential amenity and safeguarding privacy and to comply with policies QD27 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with the samples of materials (including colour of render, paintwork and colourwash) approved under application BH2011/03062 to which the decision dated 1 December 2011 relates.

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

8) UNI

The development hereby permitted shall be carried out in accordance with the details of the oriel bay window to the rear elevation approved under application BH2011/03062 to which the decision dated 1 December 2011 relates.

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

BH2012/00264

35 Withdean Crescent Brighton

Erection of single storey side and rear extensions.

Applicant: Mr James Andlaw

Officer: Steven Lewis 290480

Approved on 09/03/12 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 Armstrong Simmonds Architecture drawings no. 6235WC/X/000 Rev A, 6235WC/X/001, 6235WC/X/002, 6235WC/X/003, 6235WC/X/004, 6235WC/X/005, 6235WC/P2/301, 6235WC/P2/203 & 6235WC/P2/303 received on 01/02/2012.

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

BH2012/00354

227-233 Preston Road Brighton

Application for approval of details reserved by conditions 12 & 13 of application BH2011/00336 on appeal APP/Q1445/A/2157320

Applicant: Sainsburys Supermarkets Ltd

Officer: Adrian Smith 290478

Approved on 09/03/12 DELEGATED

BH2012/00505

227 - 233 Preston Road Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2011/00336 (Appeal ref APP/Q1445/A/2157320)

Applicant: Sainsburys Supermarkets Ltd

Officer: Adrian Smith 290478

Approved on 27/02/12 DELEGATED

EAST BRIGHTON

BH2011/01736

3 The Broadway Brighton

Change of use from retail (A1) to hot food take-away (A5)

Applicant: Mr Zulfukar Akyol

Officer: Hamish Walke 292101

Approved on 07/03/12 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 use hereby permitted shall not be open to customers except between the hours of 12.00 to 24.00 on any day.

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 outside seating area indicated on the approved plan reference no. 01A received on 20th December 2011 shall only be in use between the hours of 12.00 and 18.00 on any day. Tables and chairs shall be removed from the outside seating area outside of these permitted hours.

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

4) UNI

No development shall commence unless the scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration, contained in the 'Kitchen Extract Fan Noise Impact Assessment Final Report' by Anderson Acoustics received on 9 September 2011, is fully implemented. 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) UNI

No development shall commence unless the 'Extraction Equipment Information' scheme of odour control equipment to the building by Purified Air received on 12 July 2011 is implemented. 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.

6) UNI

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

retained for use at all times.

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

7) UNI

The development hereby permitted shall be carried out in accordance with drawing no. 01A received on 20 December 2011 and the site location plan, block plan and the 'Extraction Equipment Information' document by Purified Air received on 12 July 2011 and the 'Kitchen Extract Fan Noise Impact Assessment Final Report' by Anderson Acoustics received on 9 September 2011.

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

8) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 07.00 and 19.00 on Monday to Friday and 08.00 and 18.00 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.

BH2011/03127

Swallow Court Albourne Close Brighton

Replacement double glazed aluminium windows and patio doors to all flats and replacement of roof covering.

Applicant: Mears Group Plc

Officer: Pete Campbell 292359

Approved on 29/02/12 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

No development shall take place until samples of the replacement windows and doors hereby permitted to be used 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 the approved drawings no. 100, 101, 102, received on 18.10.2011 and two manufacturer's specification brochures, received on 05.01.2012.

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

BH2011/03130

Kestrel Court Swanborough Place Brighton

Replacement of double glazed aluminium windows and patio doors to all flats and replacement of roof covering.

Applicant: Mears Group Plc

Officer: Pete Campbell 292359

Approved on 01/03/12 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

No development shall take place until samples of the replacement windows and doors hereby permitted to be used 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 the approved drawings no. 100, 101, 102, received on 18.10.2011 and two manufacturer's specification brochures, received on 05.01.2012.

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

BH2011/03131

Heron Court Swanborough Place Brighton

Replacement double glazed aluminium windows and patio doors to all flats and replacement of roof coverings.

Applicant: Mears Group Plc

Officer: Pete Campbell 292359

Approved on 01/03/12 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

No development shall take place until samples of the replacement windows and doors hereby permitted to be used 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 the approved drawings no. 100, 101, 102, received on 18.10.2011 and two manufacturer's specification brochures, received on 05.01.2012.

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

BH2011/03132

Falcon Court Swanborough Place Brighton

Replacement double glazed aluminium windows and patio doors to all flats and replacement of roof coverings.

Applicant: Mears Group Plc

Officer: Pete Campbell 292359

Approved on 01/03/12 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

No development shall take place until samples of the replacement windows and doors hereby permitted to be used 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 the approved drawings no. 100, 101, 102, received on 18.10.2011 and two manufacturer's specification brochures, received on 05.01.2012.

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, renderwork, 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.

BH2012/00100

Flat 15 Henley Court Henley Road Brighton

Replacement white UPVC double glazed windows and doors.

Applicant: Miss Margaret Ellis

Officer: Pete Campbell 292359

Approved on 13/03/12 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 an approved unreferenced drawing, a Waste Minimisation Statement and window and door specification information received on 16/01/2012 and further window and door specification information received on 24/01/2012.

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

BH2012/00105

10 Rugby Place Brighton

Loft conversion including 2no rooflights to front and 2no rooflights to rear.

Applicant: Mrs Mey Alderton

Officer: Chris Swain 292178

Approved on 14/03/12 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 a site plan received on 18 January 2012 and drawing no 201-03/1/B received on 8 March 2011.

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

HANOVER & ELM GROVE

BH2011/03830

12 Bonchurch Road Brighton

Replacement of existing timber windows and door with UPVC windows and door to front elevation.

Applicant: Chris Stone

Officer: Chris Swain 292178

Refused on 12/03/12 DELEGATED

1) UNI

The proposed windows, by reason of their design, glazing bars, proportions and method of opening, would form a visually inappropriate alteration to the building and adversely affect the character and appearance of the street scene and as such are contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2011/03886

Former Nurses Accommodation Brighton General Hospital Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 7, 11, 21b, 21c, 29ii, 29iii and 29iv of application BH2010/01054.

Applicant: Denne Construction

Officer: Aidan Thatcher 292265

Split Decision on 02/03/12 DELEGATED

1) UNI

Approve the details pursuant to conditions 5, 7, 11, 21b, 21c, 29ii, 29iii and 29iv subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to condition 6 for the following reasons:

1. Insufficient information has been provided to enable the discharge of condition 6, specifically information relating to reptile mitigation, manufacturer details for bird and bat boxes and further information to demonstrate compliance with annex 6 of SPD 11.

BH2012/00258

Covers Yard Melbourne Street Brighton

Non material amendments to BH2009/00655 to reverse roof pitch of 3 storey maisonette block along Eastern boundary to enable photovoltaic panels to face south and omit bottom glazed panels to ground floor flat windows on North elevation. (Appeal ref APP/Q1445/A/09/2119295)

Applicant: Hyde New Build Homes Ltd

Officer: Anthony Foster 294495

Approved on 27/02/12 DELEGATED

HOLLINGDEAN & STANMER

BH2011/03612

110 Brentwood Road Brighton

Installation of new hand rail and balustrading to rear steps and addition of raised decking platform (Retrospective)

Applicant: Ms Lisa Pick

Officer: Louise Kent 292198

Refused on 01/03/12 DELEGATED

1) UNI

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

2) UNI2

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

3) UNI3

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

BH2011/03704

40 Stanmer Park Road Brighton

Conversion of existing house to form 2no two bed maisonettes and associated works.

Applicant: Mr Tim Gregory

Officer: Jonathan Puplett 292525

Approved on 01/03/12 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) BH05.09A

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

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

3) BH06.02

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

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

4) UNI

No development shall take place until details of the new front doors have been submitted to and approved in writing by the local planning authority.

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

5) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. 1129-01B and 02B received on the 2nd of February 2012.

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

6) UNI

The external finishes of the extended canopy and support bracket to the front of the property shall match in material, colour, style, bonding and texture those of the existing canopy.

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

BH2011/03761

Nettleton Court & Dudeney Lodge Upper Hollingdean Road Brighton

Replacement of existing windows and cladding, enlargement of existing boiler house and erection of single storey structure to hold water tank.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 28/02/12 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 proposed extension to the boiler house shall be finished in white calcium silicate bricks to match existing.

Reason: To preserve the appearance or the building and to comply with Policy QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

All infill cladding panels replacing the existing asbestos infill cladding panels shall be in white Kingspan insulated panels (finish xl forte) as referenced on drawing no. 11/1738 and the accompanying submitted sample and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the appearance or the building and to comply with Policy QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with a Design and Access Statement received on 9 December 2011, drawing nos. 11/7138/01B, 11/7138/03A, 11/7138/04B, 11/7138/05B, 11/7138/07 and 11/7138/08 and two Product Specification Documents received on 22 December 2011, drawing no. 11/7138/06A and a set of sample materials received on 22 December 2012 and drawing no. 11/7138/02B, two photographic images and an email from the applicant received on 27 February 2012.

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

5) UNI

All exposed concrete shall be finished with white Deckguard S (BS00E55) as referenced on drawing no. 11/1738 and portrayed on the submitted sample swatch and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the appearance or the building and to comply with Policy QD1 and QD14 of the Brighton & Hove Local Plan.

BH2012/00002

Varley Halls Coldean Lane Brighton

Erection of flue and supporting structure for a temporary period of 3 years.

Applicant: The University of Brighton

Officer: Anthony Foster 294495

Approved on 28/02/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. P150, P155, P160, Planning and Design Report, and Biodiversity Checklist received on 3 January 2012

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

2) UNI

The structure hereby permitted shall be permanently removed from the site before 3 years from the date of this permission and the land reinstated to its former condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: The structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only to comply with policies QD1, QD2 and NC7 of the Brighton & Hove Local Plan.

BH2012/00027

Former Esso Petrol Filling Station Hollingdean Road Brighton

Application for Approval of Details Reserved by Condition 16 of application BH2010/00498.

Applicant: Southern Primary Housing Ltd

Officer: Aidan Thatcher 292265

Refused on 28/02/12 DELEGATED

1) UNI

1. Condition 16 cannot be discharged as no details of the proposed methods of piling or other penetrative foundation designs have been submitted.

BH2012/00037

Cockcroft Building University of Brighton Lewes Road Brighton

Certificate of Lawfulness for the proposed replacement of all existing single glazed metal framed windows unit new double glazed aluminium framed windows on 1st to 8th floors.

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Approved on 05/03/12 DELEGATED

BH2012/00039

Cockcroft Building University of Brighton Lewes Road Brighton

Alterations to exterior of building to include: roof alterations, upgrading of lightening protection system, installation of new brise soleils and access walkway at 8th floor level, installation of balustrading to roof and 8th floor roof terrace, installation of new windows, installation of new extract duct, installation of cradle rail and removal of existing glazing to plant room and installation of new louvres.

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Approved on 01/03/12 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

No lighting protection system works shall be carried out until full details of these have been submitted to and been approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 607(P)-001A, -002A, -040A, -120A, -201C, -210C, -250A, -400 and -401 received on 09.01.12.

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

BH2012/00252

Northfield University of Sussex Falmer Brighton

Application for approval of details reserved by condition 11 of application BH2011/00358. (Development is in the South Downs National Park)

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 13/03/12 DELEGATED

QUEEN'S PARK

BH2010/03656

Land Rear of 115 St Georges Road & 19 Burlington Street Brighton

Application for Approval of Details Reserved by Conditions 1-16 of application BH2007/00388.

Applicant: Marine Investments (Brighton) Ltd

Officer: Kate Brocklebank 292175

Finally Disposed of on 06/03/12 DELEGATED

BH2011/02687

13-15 Old Steine Brighton

Conversion of first and second floors from vacant office space to form 6no flats and formation of additional level to form penthouse flat incorporating roof terraces, revised access and associated works.

Applicant: Henry Streeter (Automotive) Ltd

Officer: Sue Dubberley 293817

Approved on 24/02/12 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

The development hereby permitted shall be carried out in accordance with the approved drawings no.0157-00, 01, 02, 03, 04, 05, 06, 07, 08,10, 11 13, 16, 17, 18, 19, 20 and 21 received on 9 September 2011 and drawings no. 0157-09A, 12A, 14A and 15A received on 8 November 2011.

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

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

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes, expansion joints, bell mouldings, metal leads, stops 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, QD27 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the penthouse flat hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the penthouse flat 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.

8) UNI

No development shall commence until details of how the passive internal ventilation system will work, ensuring all habitable rooms are provided with the required ventilation of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

9) 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 the six flats proposed on the first and second floors 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 the six flats proposed on the first and second floors 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.

10) UNI

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

- (a) evidence that the penthouse flat 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 has 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 the penthouse flat has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

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

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

12) UNI

The development hereby permitted shall 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

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the six flats proposed on the first and second floors located within the existing building 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 of these six flats 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.

14) UNI

No development shall commence until a scheme for the soundproofing of the building, which ensures internal noise levels during day and night periods in habitable rooms on each façade is compliant with the guidance of BS8233, 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 occupiers of the proposed flats and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/02878

Upper Esplanade Daltons Bastion Madeira Drive Brighton

Application for variation of conditions 7 & 8 of application number BH2011/00764.

Applicant: Paramount Attractions

Officer: Maria Seale 292322

Approved on 08/03/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with drawings no.s 002-01/11/001 Rev A, 002-01/11/002, 002-01/11/002 Rev A, 002-01/11/003, 002-01/11/003 Rev A, 002-01/11/004 Rev A, TA 573/P01, TA 573/P02, TA 573/P03, TA 573/P10, TA 573/P11, TA 573/P12, TA 573/P13 and TA 573/P22 received on 16 March 2011, TA 573/P04 received on 17 March 2011, SPA drawings 01 & 02 of swept path analysis received on 21 April 2011 and drawings no.s TA 573/P14B, TA 573/P15B, TA 573/P16A, TA 573/P18A, TA 573/P19A, and TA 573/P21A received on 26 April 2011 approved under BH2011/00764, and drawings no.s TA 573/P100C, TA 573/101C, TA 573/102B and TA 573/103B received on 30 September 2011 and Stiles Harold Williams letter dated 25 September 2011 received on 26 September 2011 .

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

2) UNI

The maintenance of the development shall be carried out in strict accordance with the Vehicular Servicing and Maintenance Management Plan approved under BH2011/02923.

Reason: To ensure the safety of pedestrians and cyclists, to comply with policy TR7 of the Brighton & Hove Local Plan.

3) UNI

The wheel hereby permitted shall only be in use between 10am and 11pm each day unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent undue disturbance to the occupiers of nearby properties and users of the seafront, to comply with policies QD27, SR18, SU9 and SU10 of the Brighton & Hove Local Plan.

4) UNI

Noise associated with plant, machinery and people incorporated and associated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive

premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

Reason: To prevent undue disturbance to the occupiers of nearby properties and users of the seafront, to comply with policies QD27, SR18, SU9 and SU10 of the Brighton & Hove Local Plan.

5) UNI

The operation and removal of the development and site restoration shall be carried out in accordance with the details of the Construction Environmental Management Plan approved under BH2011/01756.

Reason: In the interests of amenity and highway safety, to comply with policies QD27, SU10, SR18, SU9 and TR7 of the Brighton & Hove Local Plan.

6) UNI

The existing seafront railings shall be safely stored for future reinstatement beneath the development in accordance with the details set out in Stiles Harold Williams letter dated 25 September 2011 hereby approved.

Reason: In the interests of preserving the visual amenity and the character and appearance of the East Cliff Conservation Area, to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The new means of enclosure for the development shall be implemented in accordance with the details hereby approved.

Reason: In the interests of preserving the visual amenity and the character and appearance of the East Cliff Conservation Area, to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The stairs, lift, ramp and the means of access and egress for disabled and wheelchair users accessing the whole development shall be implemented in accordance with the details approved under BH2011/02907.

Reason: To ensure the development is accessible to all, to comply with policy SR18 of the Brighton & Hove Local Plan.

9) UNI

The external surfaces of the development and enhancement works to the existing arcade shall be implemented in accordance with the details approved under BH2011/02894.

Reason: In the interests of visual amenity, to comply with policies QD1, QD2, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.

10) UNI

The external lighting of the development shall be implemented, maintained and operated in accordance with the details approved under BH2011/02915 unless the Local Planning Authority gives its written consent to a variation.

Reason: In the interest of protecting the amenity of occupants of nearby properties and in the interest of visual amenity, to comply with policies QD1, QD25, HE3, HE6, SR18 and QD27 of the Brighton & Hove Local Plan.

11) UNI

The operation of the development shall be carried out in accordance with the Operational and Queuing Management Plan ("the Queuing Plan") approved under BH2011/02906. The Queuing Plan shall be submitted for periodic review at the request of the Local Planning Authority and shall include data and information of visitor numbers.

Reason: In the interests of highway safety and protecting the amenity of occupiers of nearby properties and users of the promenade and beach and to monitor the impact of the development, to comply with policies TR1, TR7, TR8, TR13, TR15, SR18 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The development shall be carried out in accordance with the Litter, Waste and Recycling Management Plan approved under BH2011/02906.

Reason: To ensure satisfactory waste provision to serve the development and to promote sustainability, to comply with policies SU2, SU14, SR18 and QD27 of the Brighton & Hove Local Plan.

13) UNI

The Travel Plan approved under BH2011/02892 shall be adhered to.

Reason: To ensure the demand for travel is adequately managed and to reduce reliance on private motor vehicles through the promotion of sustainable modes, to comply with policies TR1, TR2, TR4, TR7 and TR14 of the Brighton & Hove Local Plan.

14) UNI

The scheme for the provision of parking for 20 bicycles in the immediate vicinity of the site shall be implemented in accordance with the details approved under BH2011/02912.

Reason: To ensure the demand created for cycle parking is met and to promote sustainable modes, to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

15) UNI

The crime prevention measures shall be implemented in accordance with the details approved under BH2011/02923.

Reason: To ensure the scheme incorporates crime prevention measures, to comply with policy QD7 of the Brighton & Hove Local Plan.

16) UNI

On or before the 19th May 2016 a) the use of the observation wheel shall cease and b) the observation wheel including the extension to the promenade, railings and all plinths, ancillary plant and structures, kiosks and ticket booths hereby permitted (excluding the lower beach decked area) shall be removed and the land restored to its condition in accordance with a Scheme of Work to be submitted to and approved in writing by the Local Planning Authority. The Scheme of Work shall be submitted a minimum of 3 months before the removal of the structure.

Reason: The development is not considered suitable as a permanent form of development, to safeguard the visual amenity of the area, to ensure the future strategic planning of the seafront is not undermined and to allow the impact of the proposal to be monitored, and to comply with policies SR18, QD1, QD2, QD4, HE6, HE3 and QD27 of the Brighton & Hove Local Plan.

BH2011/03709

Leach Court Park Street Brighton

Erection of secure mobility storage facility within the undercroft to the south elevation.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 07/03/12 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 titled Existing Layouts, Proposed Layouts, Existing South Elevation, Proposed South Elevation, Existing North and West Elevation, Proposed East and West Elevation and drawing no. 737K10-Overview received

on the 6th December 2011, 1:50 Block Plan received on the 17th January 2012 and a Photograph received on the 29th February 2012.

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

BH2011/03945

50 Grand Parade Brighton

Erection of second floor rear extension.

Applicant: Mr Nigel Enever

Officer: Jonathan Puplett 292525

Refused on 08/03/12 DELEGATED

1) UNI

The proposed additional storey would make the already unattractive rear extension structure larger and more apparent and would further obscure the original attractive rear elevation of the host building. Furthermore the enlarged extension would have a disjointed appearance; the detailing of the proposed additional storey is considered unsympathetic. The proposed extension would worsen the appearance of the rear of the building, harming its character and the character of the Valley Gardens Conservation Area. The proposed development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/03954

47 Grand Parade Brighton

Installation of satellite radio antenna to roof.

Applicant: National Offender Management Service

Officer: Jonathan Puplett 292525

Approved on 13/03/12 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 antenna specification received on the 28th of December 2011, the location plan and drawing nos. A-001A, A-002A, B-001A and B-002A received on the 17th of January 2012, and an email from the agent for the application received on the 8th of March 2012.

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

BH2011/03955

47 Grand Parade Brighton

Installation of satellite radio antenna to roof.

Applicant: National Offender Management Service

Officer: Jonathan Puplett 292525

Approved on 13/03/12 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.

BH2012/00031

13 Bristol Road Brighton

Certificate of lawfulness for existing use as a residential dwelling.

Applicant: The Trustees of the Institute of Our Lady of Mercy

Officer: Liz Arnold 291709

Approved on 14/03/12 DELEGATED

BH2012/00374

35 Mighell Street Brighton

Application for approval of details reserved by condition 3 of application BH2011/02174.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 01/03/12 DELEGATED

ROTTINGDEAN COASTAL

BH2011/03296

45 Ainsworth Avenue Brighton

Extension to existing detached garage to form ancillary accommodation.

Applicant: Mr Gordon Carter & Mrs Wendy Carter

Officer: Louise Kent 292198

Refused on 13/03/12 DELEGATED

1) UNI

The proposed development would potentially create a separate self-contained unit of accommodation without dedicated garden or parking space, in an area characterised by detached properties, set in generally spacious plots. It is therefore contrary to policy QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would be overdevelopment of the dwelling plot and fails to relate to the prevailing character of the surrounding area. It provides a cramped form of development in an area which is characterised predominantly by detached properties in generally spacious plots. As such, the applicant has failed to demonstrate that account has been taken of the local characteristics and development pattern contrary to policy QD2 of the Brighton & Hove Local Plan.

BH2011/03421

Ovingdean Hall College Greenways Brighton

Demolition of existing art block, mower store and part of pool building and construction of new student accommodation buildings providing 78 ensuite bedrooms, incorporating the conversion of existing gymnasium. Associated minor internal and external alterations, associated landscaping proposals and minor alterations to listed garden wall.

Applicant: Ovingdean Property Ltd

Officer: Sue Dubberley 293817

Approved on 24/02/12 PLANNING COMMITTEE

1) BH05.05A

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 60% in energy and water sections 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 60% in energy and water sections 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.

2) BH05.06A

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 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

3) UNI

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

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

4) UNI

No development shall take place until a sample panel of the brickwork and pointing has been constructed on the site and approved by the local planning authority in writing. The development shall be carried out and completed to match the approved sample panel.

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

5) UNI

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

- i) Sample elevations and sections at 1:20 scale of the building showing the arrangement and pattern of the external features including coloured rainscreen panels, bays, balconies, windows, doors, parapets, balustrades, copings, eaves, brises soleil,
- ii) details and sections at 1:5 scale of the eaves, copings, cills and door thresholds,
- iii) sectional profiles at 1:1 scale of window and door frames showing their relationship to their reveals and cills,
- iv) details of the rainwater goods
- v) details of all external lighting.
- vi) a 1:10 scale elevation showing the arrangement of the brick quoining around the new opening in the flint wall and the design of the gate.

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

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

6) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, 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, QD15 and HE3 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, QD15 and HE3 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

The land within the application site shall be managed and maintained in accordance with a management plan which shall be submitted to and approved by the Local Planning Authority in writing before development has commenced.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

10) UNI

No development shall commence until further details have been submitted to and approved in writing by the Local Planning Authority on the extent and construction of the proposed Sedum roofs. Development shall be carried out in accordance with the approved details.

Reason: To address the quantified nature conservation enhancement and to comply with policy QD17 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

The development hereby permitted shall not be commenced until details of disabled 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 people with a mobility related disability are provided and to comply with policy TR18 of the Brighton & Hove Local Plan.

13) UNI

The fencing around the hard games court area shall be painted in a dark green colour and the timber building adjacent to the north service entrance shall be stained with a black wood stain within one month of completion of the development hereby approved and before the buildings are occupied, details of which shall be submitted to and approved in writing by the Local Planning Authority in writing before development commences.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

14) UNI

Prior to the commencement of the use of the buildings 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 late night noise and anti-social behaviour. 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.

15) UNI

The unauthorised lamp posts and post and rail fencing alongside the southern entrance drive shall be removed within one month of completion of the development hereby approved and before the buildings are occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

16) UNI

The parking spaces alongside the southern entrance drive and all their hard surfacing materials shall be removed in accordance with the approved layout plan and the ground shall be reinstated to grass.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

17) UNI

During the construction works, no plant, machinery or materials shall be stored or operated within the Site of Nature Conservation Importance at any time.

Reason: To protect the SNCI from damage and to comply with accordance with policy NC4 of the Brighton & Hove Local Plan.

18) 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.

19) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0146.EXG.001, 002, 003, 004, 005, 006, 007, 101, 150, 151, 250, 300, 301, 350, 0146.PL.001, 010, 100, 101, 102, 103, 150, 151, 152, 153, 300, 301, 310, 350, 351, 352, 800, 801 and 802 received on 8 November 2011, drawing no. 0146.PL.302 received on 25 November 2011, drawing no. 0146.PL.001B received on 31 January 2012 and drawings no. 0146.EXG.100A and 200A received on 21 February 2012.

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

BH2011/03422

Ovingdean Hall College Greenways Brighton

Demolition of part of pool building, associated minor internal and external alterations and minor alterations to listed garden wall.

Applicant: Ovingdean Property Ltd

Officer: Sue Dubberley 293817

Approved on 24/02/12 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

No works shall take place until 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 HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until a sample panel of the brickwork and pointing shall be constructed on the site and shall be approved by the local planning authority in writing and the works shall be carried out and completed to match the approved sample panel.

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

4) UNI

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

- i) Sample elevations and sections at 1:20 scale of the building showing the arrangement and pattern of the coloured rainscreen panels, bays, balconies, windows, doors, parapets, balustrades, copings, eaves, brises soleil, and all other features,
- ii) details and sections at 1:5 scale of the eaves, copings, cills and door thresholds,
- iii) sectional profiles at 1:1 scale of window and door frames showing their relationship to their reveals and cills,
- iv) details of the rainwater goods
- v) details of all external lighting.
- vi) a 1:10 scale elevation showing the arrangement of the brick quoining around the new opening in the flint wall and the design of the gate and the works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

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

5) UNI

The parking spaces alongside the southern entrance drive and all their hard surfacing materials shall be removed in accordance with the approved layout plan and the ground shall be reinstated to grass.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

6) 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.

7) UNI

The fencing around the hard games court area shall be painted in a dark green colour and the timber building adjacent to the north service entrance shall be stained with a black wood stain within one month of completion of the development hereby approved and before the buildings are occupied, details of which shall be submitted to and approved by the local planning authority in writing before development commences.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The unauthorised lamp posts and post and rail fencing alongside the southern entrance drive shall be removed within one month of completion of the development hereby approved and before the buildings are occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

9) 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.

BH2011/03645

41 Chailey Avenue Rottingdean Brighton

Erection of pitched roof garage to replace flat roof garage (Retrospective).

Applicant: Mr G Edmunds

Officer: Jonathan Puplett 292525

Approved on 05/03/12 DELEGATED

BH2011/03766

St Dunstans (Ian Fraser House) Greenways Brighton

Display of 2no non-illuminated sign boards at entrance to premises and 1no externally illuminated fascia sign to face of building. (Development is in the South Downs National Park) (Retrospective)

Applicant: St Dunstan

Officer: Liz Arnold 291709

Approved on 28/02/12 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.

BH2011/03774

St Dunstans (Ian Fraser House) Greenways Brighton

Display of 2no non-illuminated sign boards at entrance to premises and 1no externally illuminated fascia sign to face of building. (Development is in the South Downs National Park) (Retrospective)

Applicant: St Dunstan

Officer: Liz Arnold 291709

Approved on 28/02/12 DELEGATED

BH2011/03784

Ketts Ridge Ovingdean Road Brighton

Alterations to existing dwelling house incorporating a redesigned first floor level and rebuilding of the roof.

Applicant: Mr Ken Christie

Officer: Jonathan Puplett 292525

Approved on 24/02/12 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

The development hereby permitted shall be carried out in accordance with the location plan and drawing nos. A-1A, 10, 11, 13, 14, 15, 16, 19B, 20D, 21I, 22E, 23H, 24H25D and 26B received on the 8th of December 2011, the 'vision 32' screen specification received on the 25th of January 2012, and drawing nos. A-70A, 71A, 75C and 76D received on the 31st of January 2012.

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

3) UNI

No development shall take place until further details of the windows to be installed, including confirmation of the frame colour, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

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

4) UNI

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the front balcony hereby approved shall not be bought into use until the 'Vision 32' perforated metal screen shown on drawing no. A-24H received on the 8th of December 2011 and detailed in a specification received on the 25th of January 2012 is in situ. This screen shall be retained as such thereafter.

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

6) UNI

The 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.

BH2011/03853

18 Roedean Way Brighton

Replacement of existing white UPVC double glazed windows and sliding sash doors with Aluminium double glazed windows and doors. New parapet wall extension, replacement roof with raised ridge height, rooflights & dormer windows. Part conversion of existing garage structure.

Applicant: Mr James Pybus

Officer: Liz Arnold 291709

Approved on 05/03/12 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

Access to the new flat roofs over the existing single storey and first floor side extensions hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. A(20)A0-100, A(20)A0-110, A(20)A0-120, A(20)A0-200, A(20)A0-210, A(20)A0-220, A(20)A0-300 and A(20)A0-401 received on the 5th January 2012, no. A(20)A0-400RevA received on the 20th January 2012, nos. A(21)A0-200 and A(21)A0-210 received on the 24th February 2012 and nos. A(20)A0-410RevB and A(20)A0-411RevA received on the 1st March 2012.

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

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

BH2012/00070

39 Stanmer Avenue Saltdean Brighton

Erection of single storey rear extension.

Applicant: Antony Fox

Officer: Chris Swain 292178

Refused on 06/03/12 DELEGATED

1) UNI

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

BH2012/00076

Flat 5 26 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Miss Jenna Threadgold

Officer: Pete Campbell 292359

Approved on 13/03/12 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) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings nos. FLAT05/001 and FLAT05/002 received on 24/01/2012 and drawing no. FLAT05/003 received on 06/03/2012.

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

3) 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.

4) UNI

All new works, including; doors, windows, architraves, skirting boards, picture rails, cornices, renderwork and mouldings shall match exactly the originals in materials, sizes, proportions and design.

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

BH2012/00082

11 Longhill Road Brighton

Erection of first floor extension over existing flat roof to front elevation incorporating alterations to main roof. Raising of roof above existing side extension and erection of raised terrace to first floor at the rear of the property including extension of south side wall and associated works.

Applicant: Ms Helen Sywak

Officer: Anthony Foster 294495

Refused on 09/03/12 DELEGATED

1) UNI

The proposal would result in overlooking and loss of privacy to the neighbouring properties at no. 8 and 13 Longhill Road and 55 Ainsworth Avenue by virtue of

the proposed roof terrace and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed side roof extension by virtue of its design, siting and height, would appear as an incongruous addition, to the detriment of the character and appearance of the existing building and the surrounding area. As such the proposal is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2012/00132

Flat A 279 Eastern Road Brighton

Excavation at front of property to create light well to increase habitable space at basement level with external alterations including the installation of windows and metal railings.

Applicant: Mrs Stella Gnaga

Officer: Pete Campbell 292359

Approved on 12/03/12 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.199-03/1 and 199-03/2 received on 18/01/2012.

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

BH2012/00152

Unit 5 Boardwalk Level Waterfront Brighton Marina Village Brighton

Display of internally illuminated fascia signs, hanging sign and free standing menu column.

Applicant: Nando's Chickenland Ltd

Officer: Jonathan Puplett 292525

Approved on 07/03/12 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.

BH2012/00153

Unit 5 Boardwalk Level Waterfront Brighton Marina Village Brighton

Alterations to shopfront including erection of entrance lobby and additional glazing to existing high level canopy.

Applicant: Nando's Chickenland Ltd

Officer: Jonathan Puplett 292525

Approved on 07/03/12 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. 2331/03/A, 25/A, 34 and 35 received on the 19th of January 2012, nos. 2331/04/C and 36/A received on the 24th of January 2012, and drawing nos. 2331/06/D, 24/C, 28/B and 37 received on the 30th of January 2012.

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

BH2012/00154

Unit 5 Boardwalk Level Waterfront Brighton Marina Village Brighton

Installation of external fixed furniture condiments units, planters and butterfly awnings.

Applicant: Nando's Chickenland Ltd

Officer: Jonathan Puplett 292525

Approved on 07/03/12 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. 2331/03/A, 25/A, 34, 35 and 36 received on the 19th of January 2012, nos. 2331/04/C 31, 32 and 36/A received on the 24th of January 2012, and drawing nos.2331/27/D received on the 30th of January 2012.

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

BH2012/00266

First Floor 35-37 High Street Rottingdean Brighton

Certificate of Lawfulness for existing use of first floor as a solicitors (A2).

Applicant: Mrs Sally Ardagh

Officer: Jonathan Puplett 292525

Approved on 09/03/12 DELEGATED

WOODINGDEAN

BH2011/02639

Woodingdean Business Park Bexhill Road Brighton

Application for Approval of Details Reserved by Conditions 2, 8, 13 and 21 of application BH2010/01923.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 06/03/12 DELEGATED

BH2011/03905

Elmhurst Warren Road Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 6, 9, 10, 11, 14, 16 and 17 of application BH2008/02303.

Applicant: BUPA Care Homes (OFC Homes) Ltd

Officer: Anthony Foster 294495

Approved on 06/03/12 DELEGATED

BH2011/03921

3 Selhurst Road Brighton

Erection of a single storey rear extension with terraced area to rear to replace existing conservatory. The insertion of two rooflights to south facing roofslope.

Applicant: Mrs A Gregory

Officer: Chris Swain 292178

Refused on 09/03/12 DELEGATED

1) UNI

The proposed terrace would result in significant overlooking and loss of privacy towards the rear garden of the neighbouring property, No.1 Selhurst Road to the detriment of their residential amenity. As such the proposal is contrary to policies

QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development by reason of its height, design, materials, scale and close proximity to the shared boundary, would result in an overly dominant addition with a detrimental overbearing impact towards No. 1 Selhurst Road, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/00078

26 Crescent Drive South Brighton

Erection of single storey side/rear extension with storage below.

Applicant: Mr Alan Fisher

Officer: Jonathan Puplett 292525

Approved on 07/03/12 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 the western 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.

4) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. RHA.004-101B and 102A received on the 12th of January 2012, drawing no. RHA.004-001A received on the 19th of January 2012 and drawing nos. RHA.004-201C and 202D received on the 5th of March 2012.

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

BH2012/00118

Bridleway Falmer Road Brighton

Certificate of Lawfulness for proposed surfacing with limestone dust of bridleway situated beside Falmer Road between Bexhill Road and the boundary of Brighton & Hove City Council. (Development is in the South Downs National Park)

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Refused on 09/03/12 DELEGATED

1) UNI

As the bridleway is permissive, the proposal constitutes development within the meaning of Section 55(2) (b) of the Town and Country Planning Act 1990 (as amended) and cannot be permitted under Schedule 2, Part 9 of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as it is not considered that the 2.5m wide bridleway is currently recognizable.

BRUNSWICK AND ADELAIDE

BH2011/03693

4A Salisbury Road Hove

Erection of shed in rear garden to replace existing shed.

Applicant: Mr Andrew Cato

Officer: Mark Thomas 292336

Approved on 29/02/12 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. 4a, 5a, 6a, 9a, 10a and '3D view' drawings received on 2nd December 2011.

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

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.

BH2011/03899

10 Wilbury Road Hove

Demolition of 8no garage units at rear and construction of 1no new single storey residential unit.

Applicant: Mr Paul Hazeldine

Officer: Adrian Smith 290478

Approved on 29/02/12 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 extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The existing boundary walls shall be retained in their entirety at all times.

Reason: To ensure the full retention and protection of the historic boundary wall and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

Access to the flat roof over the dwelling 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 policy QD27 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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

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

7) UNI

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.

8) UNI

The tree on site which is to be retained and which is identified as T1 in the accompanying Arboricultural Report, shall be protected to BS 5837 (2005), unless otherwise agreed in writing by the Local Planning Authority.

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

9) UNI

The driveway adjacent to 10 Wilbury Road shall not be used for the parking, loading or unloading of vehicles and used solely for access purposes only.

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, TR7, TR19 and SPG4.

10) 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.

11) UNI

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

- i) Sample elevations and sections at 1:20 scale showing the windows, doors, eaves, overhanging timber roof structure, bin stores, meter cupboards, cycle stores, and all other features,
- ii) details and sections at 1:5 scale of the eaves, copings, cills and door thresholds,
- iii) sectional profiles at 1:1 scale of window and door frames showing their relationship to their reveals and cills,
- iv) details of the method of construction and planting of the sedum roof,
- v) samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development, including rainwater goods and paving, and the works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

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

12) UNI

No development shall take place until a survey report and 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 has been submitted to and approved by the local planning authority in writing. The demolition and construction works shall be carried out and completed full in

accordance with the approved method statement.

Reason: To ensure the stability and full protection of the historic boundary wall and to comply with policy HE6 of the Brighton & Hove Local Plan

13) UNI

No development shall take place until a method statement and details of the foundations required for the development have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the trial pits required to discover if any tree roots are present, in accordance with paragraph 7.4 of the Arboricultural Report dated December 2011.

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

14) 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. 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.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that it 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.

16) 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.

17) 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.

18) UNI

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles in association with the approved dwelling.

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

19) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.A.01, D.10B & D.15B received on the 21st December 2011.

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

BH2011/03900

10 Wilbury Road Hove

Demolition of 8 No garage units at rear.

Applicant: Mr Paul Hazeldine

Officer: Adrian Smith 290478

Approved on 29/02/12 DELEGATED

1) BH01.04

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 works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

BH2012/00008

26 Brunswick Place Hove

External alterations to front elevation including render repairs & replacement of UPVC pipework with cast-iron (Part Retrospective).

Applicant: Miss Kathy Edwards & Mrs Beryl Edwards

Officer: Mark Thomas 292336

Approved on 06/03/12 DELEGATED

BH2012/00119

37-38 Adelaide Crescent Hove

Application for Approval of Details Reserved by Condition 4 of application BH2011/02743.

Applicant: 37 & 38 Adelaide Crescent Hove Ltd

Officer: Jason Hawkes 292153

Approved on 29/02/12 DELEGATED

CENTRAL HOVE

BH2011/02957

128 Church Road Hove

Change of use of basement and ground floors from Financial (A2) to Restaurant (A3) and Bar (A4). Installation of new shop fronts to front and side elevations. Part excavation to facilitate extension of basement level. Erection of single storey rear extension with external steps and associated roof terrace. (Part Retrospective).

Applicant: Mr Foad Abdolkhani

Officer: Jason Hawkes 292153

Refused on 08/03/12 DELEGATED

1) UNI

The scheme results in the creation of a substantially larger first floor terrace when compared to the previous (now demolished) terrace. The use of the new terrace results in overlooking of the adjacent rear windows and garden of 22 Medina Villas and the rear upper windows of 126 Church Road with a consequential loss of privacy to residents. Furthermore, the use of this large terrace as an amenity area is also likely to result in an unacceptable noise impact and loss of amenity for occupiers of adjacent properties. The scheme is therefore contrary to policy QD27 and SU2 of the Brighton & Hove Local Plan.

2) UNI2

Having regard to the proximity of the site to adjacent residential properties, insufficient information has been submitted in respect of how the use will operate, the proposed opening hours or the size of the restaurant / bar to demonstrate that the proposed use would not have a detrimental impact on the amenity of occupiers of adjacent properties. The scheme is therefore deemed contrary to policy QD27 and SU2 of the Brighton & Hove Local Plan.

3) UNI3

The scheme would comprise a shopfront treatment including wider windows than the current (previous) arrangement, and double doors positioned in the side elevation which would be out of character with this part of the building and the domestic character of the side street. The proposal also results in an inappropriate design of the main Church Road shopfront, and the inclusion of a new four panelled door at first floor level which would look incongruous on the building. The scheme therefore results in a detrimental impact on the appearance and character of the host building and surrounding conservation area and is contrary to policies QD1, QD2, QD10, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 2 on Shop Front Design.

BH2011/03408

124 Church Road Hove

Display of 3no internally illuminated fascia signs and 1no internally illuminated projecting sign. (Retrospective).

Applicant: TUI UK Retail Ltd

Officer: Christopher Wright 292097

Refused on 05/03/12 DELEGATED

1) UNI

The three internally illuminated fascia signs and the internally illuminated projecting sign would, by reason of their colour, method of illumination, level of illuminance and position, be detrimental to amenity and public safety and would have a discordant and intrusive appearance that would detract from the character of the Cliftonville Conservation Area. As such the proposal is contrary to policies QD12, QD27, HE9 and TR7 of the Brighton & Hove Local Plan and

BH2011/03583

47 Norton Road Hove

Loft conversion to form 1no 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.

BH2011/03789

51 Osborne Villas Hove

Replacement of existing basement level window to front elevation with wooden sash window (Retrospective).

Applicant: Mr Richard James

Officer: Robert McNicol 292322

Approved on 07/03/12 DELEGATED

BH2011/03839

Flat 4 66 St Aubyns Hove

Application for Approval of Details Reserved by Condition 3 of application BH2011/02344.

Applicant: Mrs Diane Beals

Officer: Mark Thomas 292336

Approved on 05/03/12 DELEGATED

BH2011/03924

17 Albany Villas Hove

Conversion of existing flat to form 2no one bedroom flats. Erection of single storey rear extension with roof terrace above and associated external alterations.

Applicant: Swanage Ltd

Officer: Adrian Smith 290478

Refused on 09/03/12 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan states that planning permission for the conversion of dwellings into smaller units of self-contained accommodation will be permitted in instances where (amongst others) the original floor area is greater than 115sqm and at least one unit of accommodation is provided which is suitable for family accommodation and has a minimum of two bedrooms. The existing flat has less than three bedrooms and a floor area of less than 115sqm, whilst the proposed conversion to two one-bedroom flats fails to include at least one unit of residential accommodation suitable for family occupation with a minimum two bedrooms. The proposed development is therefore contrary to

policy HO9 of the Brighton & Hove Local Plan which seeks to retain residential units suitable for family occupation.

2) UNI2

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 the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. Insufficient information has been submitted with the application to demonstrate that the proposed roof terrace would not result in the overlooking and loss of privacy to adjacent dwellings, particularly those within No.15 Albany Villas adjacent. The proposed development is therefore fails to demonstrate accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2012/00033

9 Hove Street Hove

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

Applicant: Mr Cameron Berry

Officer: Adrian Smith 290478

Refused on 12/03/12 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 and adjoining properties. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides further design guidance for roof extensions. The proposed side dormer window, by virtue of its scale, excessive tile hanging and position set on the side hip to the building, represents an excessively bulky and poorly designed roof addition that would unbalance the symmetry of the semi-detached pair and be generally harmful to the appearance of the building, street scene and Old Hove Conservation Area, contrary to the above policy guidance.

BH2012/00054

Medina Cottage Medina Place Hove

Replacement of existing window with timber door to front elevation at basement level.

Applicant: Shaun Cuffley

Officer: Robert McNicol 292322

Approved on 07/03/12 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 and photographs received on 23-Jan-2012 and 24-Jan-2012.

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

BH2012/00067

Day Centre Connaught Road Hove

Installation of access ramp and associated works.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Minded to Grant (referred to GOSE) on 08/03/12 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

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

BH2012/00107

Hove Central Library 182-186 Church Road Hove

Installation of new rooflights to replace existing.

Applicant: Brighton & Hove City Council

Officer: Clare Simpson 292454

Approved on 07/03/12 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

Unless otherwise agreed in writing, the new roof lights shall not be glazed other than with Pilkington Optifloat Green 6mm Toughened glass and retained as such thereafter.

Reason: To preserve the character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings H026/ 04 (as existing and as proposed), H036/05, site and block received on 17th January 2012, Heritage Patent Glazing System Glazing Bar details, Heritage no.7 Single Glazing Details Eaves Detail 1, LC5 Single Glazing Bar, received on the 25th January 2012, Single Glazing Ridge 1, and Verge Detail 3 received on the 27th January 2012.

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

BH2012/00143

103 Church Road Hove

Removal of existing external condenser units at first floor level and installation of air conditioning unit to rear yard at ground floor level.

Applicant: Royal Bank of Scotland Group

Officer: Christopher Wright 292097

Approved on 29/02/12 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

Noise associated with the external air conditioning installation hereby permitted shall be controlled such that the Rating Level, measured or calculated at 1 metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and

existing background noise levels to be determined as per the guidance provided in BS4142:1997. In addition, there should be no significant low frequency tones generated.

Reason: In order to safeguard the amenity of neighbouring residents from noise disturbance and in order 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 design and access statement; Acoustic Consultancy Report; colour picture; location plan; block plan; and drawing nos. RBS1278/02A, RBS1278/06, RBS1278/07 and RBS1278/08 received on 19 January 2012.

BH2012/00185

13 Malvern Street Hove

Application to extend time limit for implementation of previous approval BH2009/00392 for conversion of storeroom (B8) to a single dwelling and external alterations including new doors to rear elevation.

Applicant: Blatchingtons Ltd

Officer: Guy Everest 293334

Approved on 08/03/12 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) BH02.02

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

3) UNI

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

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

4) UNI

Notwithstanding the approved plans no development shall take place until details of Lifetime Home standards to be incorporated in the internal layout have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

5) UNI

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

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

6) UNI

The development hereby permitted shall be carried out in accordance with an unnumbered 1:1250 site plan and drawings no. 1, 2 & 3 received on 17th February 2009.

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

BH2012/00318

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

Application for approval of details reserved by conditions 4 & 5 application BH2011/03375.

Applicant: Hoveco Ltd
Officer: Guy Everest 293334
Approved on 28/02/12 DELEGATED

BH2012/00380

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

Application for approval of details reserved by conditions 2 & 3 of application BH2011/03376.

Applicant: Hoveco Ltd
Officer: Guy Everest 293334
Approved on 28/02/12 DELEGATED

BH2012/00535

31 Vallance Gardens Hove

Non Material Amendment to BH2011/03494 to block up 2no doors proposed along with some glazing. In addition a glass pitched roof will be replaced with a tiled roof and 3no Velux windows. In the kitchen 2no single glazed windows will become a single smaller double glazed window.

Applicant: Mr Scott Sale
Officer: Steven Lewis 290480
Approved on 09/03/12 DELEGATED

GOLDSMID

BH2011/03844

20 Granville Road Hove

Certificate of Lawfulness for a proposed conversion of ground floor flat and maisonette to form a single dwelling house.

Applicant: Mr Chris Weatherstone
Officer: Christopher Wright 292097
Approved on 08/03/12 DELEGATED

BH2011/03907

3A Eaton Villas Hove

External alterations including blocking up of existing door and creation of new door to rear.

Applicant: Mr T Cosgrove

Officer: Robert McNicol 292322

Approved on 13/03/12 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. 2592/2 received on 22 December 2011.

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

BH2011/03912

Lorna House 103 Lorna Road Hove

Alterations to front elevation including new steps, canopy and openings in boundary wall. Replacement of existing windows and doors to ground floor. Alterations to existing plant room to create sheltered smoking area. Installation of new 2m high metal gate to underpass and security gate and fence to side elevation (Part Retrospective).

Applicant: Deanway Properties Ltd

Officer: Adrian Smith 290478

Approved on 09/03/12 DELEGATED

1) 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 QD14 of the Brighton & Hove Local Plan

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.3001, 3006 & 3007 received on the 22nd December 2011; 3003C, 3004C, 3008B & 3010 received on the 1st February 2012.

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

BH2012/00150

St Michaels Lodge Lansdowne Road Hove

Amendment to previously approved application BH2010/03915 to now include the installation of 22 photovoltaic solar panels to roof of garage and rotunda.

Applicant: Mr R Evans

Officer: Steven Lewis 290480

Approved on 12/03/12 DELEGATED

1) UNI

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

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

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 fronting a highway.

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

3) UNI

All rainwater goods shall be concealed as indicated on the approved drawings and retained as such, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to preserve the setting of the Listed Building in accordance with policies HE1 & HE3 of the Brighton & Hove Local Plan.

4) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping approved under reference BH2011/01741 on 28/07/2011 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 special architectural and historical appearance and setting of the listed building and to accord with policies HE1 and HE3 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

No expansion joints, external beads or stops shall be used in the render.

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 works shall be carried out in strict accordance with the approved details relating to proposed windows and doors approved under reference BH2011/01741 on 28/07/2011.

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 pond/swimming construction works shall be carried out in strict accordance with the approved Engineers details approved under reference BH2011/01934 and Ashdown Site Investigation Ltd Ground Investigation report and HOP drawing nos. 13474/02/01 Rev A, 13474/02/02 Rev A & 13474/02/03 Rev A received on 29/06/2011.

Reason: To ensure the excavation does not pose a structural risk to the Lodge, Boundary Wall or Highway, in the interest of preserving the listed building, and to comply with policy HE1 of the Brighton & Hove Local Plan.

9) UNI

The works shall be carried out in strict accordance with the approved details relating to existing and proposed ground levels within the site and on land

adjoining the site to OS Datum approved under reference BH2011/01741 on 28/07/2011.

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

10) UNI

The works shall be carried out in strict accordance with the approved details relating to materials approved under reference BH2011/01741 on 28/07/2011.

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

BH2012/00193

14 Wilbury Villas & 69 Wilbury Avenue Hove

Alterations and extensions to existing building including alterations of boundary wall facing Wilbury Villas and removal of separate entrance to unit 1. Installation of new window at lower ground floor level and realignment of western patio wall with rear extension to 14 Wilbury Villas and extension to lower ground floor patios to create stores under ground floor level pathways (Part Retrospective).

Applicant: HML Properties Ltd

Officer: Steven Lewis 290480

Approved on 06/03/12 DELEGATED

1) BH02.07

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

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

2) 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.

3) UNI

The rooflights indicated on approved plan nos. TA463C/34 Rev F & TA463C/36 Rev J with vertical glazing bars hereby approved shall be carried out in strict accordance with the approved details and the glazing bars shall thereafter be retained.

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

4) UNI

The alterations at lower ground floor level to the east and southern elevations of the building shall be faced with painted render and thereafter retained as such.

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.

5) UNI

All planting, seeding or turfing in the scheme of landscaping, as outlined in the RW Green Limited report dated August 2010, shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are

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

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

6) UNI

The 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.

7) UNI

Access to the flat roof over the hereby approved lower ground floor extension to 14 Wilbury Villas 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.

8) UNI

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

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

9) UNI

The development hereby permitted shall be carried out in accordance with the approved Turner Associates drawings nos. TA463C/01 Rev C, TA463C/02, TA463C/03 Rev C, TA463C/04 Rev C, TA463C/05 Rev C, TA463C/06 Rev C, TA463C/07 Rev C, TA463C/08 Rev C, TA463C/09 Rev C, TA463C/10 Rev C, TA463C/11 Rev C, TA463C/12 Rev C, TA463C/13 Rev C, TA463C/14 Rev C, TA463C/20 Rev L, TA463C/30 Rev G, TA463C/31 Rev H, TA463C/34 Rev G, TA463C/35 Rev K, TA463C/36 Rev K, TA463C/37 Rev G, TA463C/38 Rev K, TA463C/39 Rev G, TA463C/40 Rev K, TA463C/50, TA463C/51, TA463C/52, TA463C/53, TA463C/54, TA463C/55, TA463C/56, TA463C/57, TA463C/58, TA463C/59, TA463C/60, TA463C/61 & TA463C/61 received on 24/01/2012.

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

10) UNI

The replacement boundary walls to Wilbury Avenue and Wilbury Villas shall be carried out in strict accordance with the details approved under application ref BH2011/01870 and based on drawing no. ADC 391/01 received on 24th June 2011, unless other wise agreed by the Local Planning Authority.

Reason: To ensure satisfactory appearance to the development, for the avoidance of doubt and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/00205

94 Lyndhurst Road Hove

Certificate of Lawfulness for proposed loft conversion including side gable extension and rooflights to front and rear.

Applicant: Mr Robert Saynor

Officer: Clare Simpson 292454

Approved on 09/03/12 DELEGATED

BH2012/00207

67 Goldstone Lane Hove

Removal of garage area and alterations to convert to habitable room. Installation of gates to garden entrances and alterations to garden wall.

Applicant: Mr Roger Tucker

Officer: Clare Simpson 292454

Approved on 14/03/12 DELEGATED

1) BH03.03

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

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

2) UNI

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

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

3) UNI

The proposed natural stone bollard shown on approved drawing ADC440/07C shall be placed in situ before the new ground floor windows are installed and retained in place thereafter.

Reason: to prevent attempts to use this area as an off-street car parking facility and to prevent cars overhanging the highway and to comply with policy TR1 and TR7 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. ADC440/06B and 07C received on the 25th January 2012

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

BH2012/00283

111 Conway Street Hove

Certificate of Lawfulness for proposed erection of single storey side extension to rear, new ground floor rear window, dormer to rear elevation and rooflights to front elevation.

Applicant: Mr Thomas Kozdon

Officer: Steven Lewis 290480

Approved on 24/02/12 DELEGATED

HANGLETON & KNOLL

BH2011/02524

Bishop Hannington Church Hall 38 Holmes Avenue Hove

Alterations and extensions to existing church hall to form 2no halls, 1 studio flat and 3 one bedroom flats at first floor level incorporating extension to roof and 3no two storey houses to Wayfield Avenue elevation.

Applicant: Bishop Hannington Memorial Church

Officer: Steven Lewis 290480

Refused on 13/03/12 DELEGATED

1) UNI

The construction of 3 dwellings fronting Wayfield Avenue by reason of their form, scale, siting, mass, detailing are poorly designed and would fail to emphasise or enhance the positive qualities of the site, building and its present setting and that of the wider neighbourhood and visual amenities of the area. The density of development created by the additional dwellings is considered above an appropriate capacity for its location and would amount to an overdevelopment of the site. This is contrary to policies QD1, QD2, QD3, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dormer windows extensions by reason of their scale, size, height, detailing and bulk are considered poorly designed, would dominate the roof slope and would seriously harm the appearance of the building and the visual amenity of the area. This is contrary to policies QD1 and QD14, and Supplementary Planning Guidance note 1 (SPGBH1 - Roof Extensions and Alterations)

3) UNI3

The proposed residential accommodation by reason of outlook, daylight, aspect, levels of private amenity space and accessibility standards would not provide an adequate standard of living accommodation for occupiers. This is contrary to policies QD1, QD27, HO5 and HO13 of the Brighton & Hove Local Plan.

4) UNI4

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. The development makes inadequate provision for the increase in demand for travel and will result in additional demand for travel services.

5) UNI5

Policy SU2 of the Brighton & Hove Local Plan requires proposals demonstrate a high standard of efficiency in the use of energy, water and materials. Insufficient information has been submitted to demonstrate how sustainability measures for efficiency in the use of energy, water and materials have been incorporated into the design of the development.

BH2011/03681

84 Dale View Hove

Erection of single storey rear extension with associated external alterations.

Applicant: Mrs V Myall

Officer: Adrian Smith 290478

Approved on 06/03/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 003 received on the 2nd December 2011 and approved drawing no.002B received on the 24th February 2012.

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or doors shall be constructed in the north and south side elevations 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.

3) UNI

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

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

BH2012/00052

1 Hangleton Close Hove

Erection of part two storey, part single storey side and rear extension with associated external alterations.

Applicant: Mr M Penfold

Officer: Mark Thomas 292336

Approved on 08/03/12 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 unnumbered drawing received on 6th January 2012.

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

BH2012/00141

7 Hangleton Lane Hove

Erection of 2no storey side extension.

Applicant: Mr Savash Osman

Officer: Mark Thomas 292336

Approved on 08/03/12 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) BH14.02

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. jj/02/Hangleton lane 7 received on 19th January 2012.

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

BH2012/00242

102 Sunninghill Avenue Hove

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating hip to barn end roof extension, rear dormer front rooflights and windows to side elevation.

Applicant: Tony Mantell

Officer: Robert McNicol 292322

Approved on 08/03/12 DELEGATED

NORTH PORTSLADE

BH2011/03845

19 Juniper Close Portslade

Erection of a single storey side extension incorporating pitched roof. Erection of fence to side boundary.

Applicant: Mr A Smith

Officer: Adrian Smith 290478

Refused on 02/03/12 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 and adjoining properties. The proposed single storey side extension, by virtue of its excessive width in relation to the host property, represents a poorly scaled addition to the building that, in conjunction with the proposed boundary wall, fails to respect the open character of the area and the wider street scene, contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that extensions and alterations to buildings do not harm the residential amenities of neighbouring properties. The proposed boundary wall, by virtue of its position directly adjacent to the footpath fronting Nos 15-18 Juniper Close, represents an unneighbourly and oppressive form of development that would excessively enclose the outlook to these facing properties and fails to respect the open character of the area. The proposal would therefore be harmful to the amenity of the adjacent residents, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

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.

SOUTH PORTSLADE

BH2012/00029

69 Eastbrook Road Portslade

Erection of a single storey rear extension.

Applicant: Mr D Hayter

Officer: Christopher Wright 292097

Approved on 02/03/12 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 windows or other openings other than those expressly authorised by this permission shall be constructed on either of the eastern or western flank elevations 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 location plan and block plan received on 6 January 2012 and drawing no. 11/712/01 Revision A received on 29 February 2012.

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

BH2012/00085

69 Dean Gardens Portslade

Erection of single storey side and rear extension to replace existing conservatory. Extending decking in rear garden and demolition of existing garage with associated external alterations.

Applicant: Mrs Françoise Carter

Officer: Robert McNicol 292322

Approved on 05/03/12 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. 105, 106 and 107 received on 13-Jan-2012 and 108A received on 28-Feb-2012

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

HOVE PARK

BH2011/03321

Land Adjacent to 8 The Mews Cottage Woodland Drive Hove

Change of use from former reservoir land to residential curtilage with new hardstanding to front of property (Retrospective).

Applicant: Mr Ian McCaffrey

Officer: Guy Everest 293334

Approved on 02/03/12 DELEGATED

1) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no building, container or enclosure, swimming or other pool shall be constructed on the site without planning permission obtained from the Local Planning Authority.

Reason: In order that the Local Planning Authority can control any further development within the extended curtilage of the property to safeguard the character and appearance of the Engineerium Conservation Area and comply with policy HE6 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the unnumbered 1:500 scale plans labelled 'Sept 2011' & 'Oct 2011' received on 31st October 2011; and 1:1250 'site plan', 'pre-existing site plan' and 'proposed site plan' drawings received on 16th December 2011.

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

BH2012/00109

22 Orchard Gardens Hove

Erection of single storey rear and side extension.

Applicant: Mr & Mrs Davies

Officer: Mark Thomas 292336

Approved on 07/03/12 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. P04, P05, P06 received on 16th January 2012.

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

BH2012/00155

57A The Drove Way Hove

Replacement of existing conservatory with erection of new single storey conservatory incorporating sliding doors at rear elevation.

Applicant: Mr M Wood

Officer: Robert McNicol 292322

Approved on 07/03/12 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 in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 7 and 8 received on 18-Jan-2012.

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

BH2012/00167

115 Woodland Avenue Hove

Non Material Amendment to BH2010/00440 to fit skylight to the flat roof of the single storey extension.

Applicant: Mr Mark Smith

Officer: Clare Simpson 292454

Approved on 29/02/12 DELEGATED

BH2012/00178

45 Woodruff Avenue Hove

Erection of single storey UPVC conservatory to side elevation.

Applicant: Mr & Mrs Richard Wing

Officer: Mark Thomas 292336

Approved on 08/03/12 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 unnumbered proposed floor plan and elevations drawing received on 23rd January 2012.

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

BH2012/00192

69 Hove Park Road Hove

Erection of a two storey rear extension, a single storey rear extension, a rear dormer and a front dormer with associated alterations including raising the ridge height. Construction of a vehicular cross over (Part Retrospective).

Applicant: Mr Ives

Officer: Mark Thomas 292336

Approved on 09/03/12 DELEGATED

1) BH03.03

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

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

2) UNI

The Wheatley Elm and its root plate on the verge at the front of the property shall be protected during construction in accordance with the approved Arboricultural Method Statement.

Reason: To protect the existing street tree in the interest of the visual amenities of the area and to comply with policy QD16 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1392/1495D, 1392/1496D and 'Arboricultural Method Statement' received on 24th January 2012.

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

BH2012/00208

63 Hove Park Road Hove

Erection of a rear extension at first floor level.

Applicant: Mr & Mrs Southern

Officer: Jason Hawkes 292153

Approved on 13/03/12 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 first floor window shall be constructed on the side east facing elevation of the approved extension.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, P1, P2, P3, P4, P5, P6, P7, P8, P9 & P10 received on 25th January 2012.

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

WESTBOURNE

BH2011/03882

11 Princes Square Hove

Erection of single storey rear extension, loft conversion incorporating rear dormer and side rooflights. New aluminium sliding doors to rear elevation, new aluminium windows to North side elevation and replacement of existing garage door with new timber garage doors.

Applicant: Mrs Polly Tudor-Williams

Officer: Mark Thomas 292336

Approved on 02/03/12 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

Unless otherwise agreed in writing, the rooflights hereby approved shall be 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. 02-01 A, 02-02 A, 09.02 received on 20th December 2011 and drawing no. 09-01 B received on 6th February 2012.

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

BH2011/03938

Flat 3 14 Sackville Gardens Hove

Loft conversion incorporating pitched roof dormers to rear, installation of rooflights and associated alterations.

Applicant: Mr Sam Fansa

Officer: Steven Lewis 290480

Approved on 08/03/12 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) BH12.05A

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.

4) UNI

The proposed roof lights shall not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved better nest drawings No1, No2, No3, No4, No5, No6, No7, No8, No9, No10, No11, No12, No13, No14, No15, No16, No17, No18, No19, No20, No21, No22 and No23 received on 27/02/2012.

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

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.

BH2012/00034

3 Westbourne Grove Hove

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7 and 8 of application BH2008/02255.

Applicant: Mr Kevin Tanner

Officer: Clare Simpson 292454

Split Decision on 02/03/12 DELEGATED

1) UNI

Approve the details pursuant to conditions 3, 4, 5, 7, 8 subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to conditions 1 and 2 and 6 for the following reasons:

Conditions 1 and 2 do not require the further approval of details and is a regulatory condition to ensure compliance with a documentation submitted at the time of determining the planning application under BH2011/00227.

Condition 6 requires the provision of cycle parking for the development.

BH2012/00038

37 Byron Street Hove

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

Applicant: Julia Collins

Officer: Jason Hawkes 292153

Approved on 07/03/12 DELEGATED

BH2012/00074

First Floor Flat 84 Coleridge Street Hove

Loft conversion incorporating front and rear rooflights.

Applicant: Mr David O'Dell

Officer: Robert McNicol 292322

Approved on 09/03/12 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 received on 11-Jan-2012.

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

BH2012/00079

15 Braemore Road Hove

Erection of single storey rear extension.

Applicant: Mr Mick Gillett

Officer: Clare Simpson 292454

Approved on 14/03/12 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.109B15/03/A, 04/A received on 7th March 2012

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

BH2012/00097

189 Kingsway Hove

Erection of 5no houses facing Kingsway in five storey terrace with basement and roof terrace and separate five storey building with basement facing Sackville Gardens of 2no flats and 2no maisonettes, with all underground parking accessed from Sackville Gardens.

Applicant: Mr M Deol & Mr R Webb

Officer: Adrian Smith 290478

Refused on 09/03/12 DELEGATED

1) UNI

The site occupies a prominent position of the seafront and is within the Sackville Gardens Conservation Area. The proposed terrace, by virtue of:

- a) Its position set directly on the Sackville Gardens street frontage with no visual set back
- b) The poor architectural style, bulk and detailing of the upper floors, including the barrel vaulted roofline
- c) The excessive number of floors (6) in relation to the adjacent seafront buildings within the conservation area, fails to respect the scale, general development pattern and predominant character of the Sackville Gardens Conservation Area and its significance as a heritage asset. Further, the terrace building fails to take into consideration its cumulative visual impact with regard the potential development of the adjacent site at 191 Kingsway, an application for which is currently under consideration. For these reasons the proposal is considered to be contrary to policies QD1, QD2 and HE6 of the Brighton & Hove local Plan which aim to ensure that development preserves or enhance the character or appearance of conservation areas and local characteristics.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect residential amenity. The proposed west facing windows to the terrace building development would result in loss of amenity to the occupiers of the neighbouring property at 191 Kingsway by way of overlooking and loss of privacy. For this reason the proposal is considered unacceptable and contrary to policy QD27.

3) UNI3

Policies TR1 & TR7 of the Brighton & Hove Local Plan seek to ensure that proposals provide for the demand for travel they create without increasing danger to users of the development or the public highway. The proposed development fails to demonstrate that the basement access ramp has been designed to a suitable standard to enable safe and practical access to the underground parking spaces for all forms of vehicle that are likely to require access. This represents an unsafe parking arrangement for future occupiers of the development and as such the development fails to satisfactorily and safely provide for the travel demand it would create, contrary to the above policies.

BH2012/00102

29 Sackville Gardens Hove

Erection of single storey rear/side extension and demolition of existing conservatory.

Applicant: Ms Michelle Longworth

Officer: Mark Thomas 292336

Approved on 08/03/12 DELEGATED

1) BH1.01

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

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

2) UNI

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

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

3) UNI

The powder coated metal bi-folding doors to the rear elevation hereby permitted shall be coloured white to match the colour of windows and doors of the existing building.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 0092/201 received on 16th January 2012.

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

BH2012/00104

40 Wordsworth Street Hove

Conversion of ground floor retail/professional and financial services unit (A1/A2) to create 1no residential dwelling, with associated alterations to front and side elevations.

Applicant: Mr Graham Jasper

Officer: Adrian Smith 290478

Approved on 27/02/12 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 QD14 of the Brighton & Hove Local Plan.

3) UNI

The window in the south 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 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.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to the Lifetime Homes standards (as detailed on drawing no.AL-103 received on the 17th January 2012) prior to their first occupation and shall be retained as such thereafter.

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

6) UNI

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

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

7) UNI

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

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

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. AL-100, AL-101 & AL-103 received on the 17th January 2012.

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

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted sustainability checklist received on the 17th January 2012 have been fully implemented within each new dwelling.

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.

BH2012/00212

25 Rutland Road Hove

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

Applicant: Mr James Lever

Officer: Robert McNicol 292322

Approved on 09/03/12 DELEGATED

BH2012/00305

38 New Church Road Hove

Erection of new dormer to front roofslope.

Applicant: Mr Eva Sacchi Hunter

Officer: Steven Lewis 290480

Refused on 12/03/12 DELEGATED

1) UNI

The enlargement of the dormer by reason of its scale and bulk is considered poorly designed and would have a harmful impact upon the appearance of the building and the wider visual amenity of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extension and Alterations).

WISH

BH2010/03739

9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade

Demolition of business unit to east of Magnet showroom. Erection of new five and a half storey building at Kingsway level and a further one and half storeys of car parking beneath Kingsway ground floor accessed via Basin Road North. Development comprises mixed use commercial premises with associated new access and car parking at Kingsway level and 67 residential units in 6 blocks interlinked by five sets of vertical helical wind turbines. Change of use of existing Magnet showroom at Basin Road North level to storage with associated service area, lorry delivery bay and car parking. (additional information)

Applicant: Harbour View Developments (Sussex) Ltd

Officer: Guy Everest 293334

Refused on 08/03/12 PLANNING COMMITTEE

1) UNI

The applicant has failed to demonstrate that the site is an appropriate location for a tall building within the context of existing development to the north and south of the site, and emerging plans for future development at Aldrington Basin. The proposal is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note 15, Tall Buildings.

2) UNI2

The development by reason of its constant and unvarying height and massing would create a sense of bulk that would appear excessively out of scale and create a visually overbearing relationship with adjoining development to the north. The proposal is therefore contrary to policies QD1, QD2 and QD4 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note 15, Tall Buildings.

3) UNI3

The application is not accompanied by a robust background noise survey which identifies the appropriate nearest sensitive receptors or a comprehensive acoustic report outlining the noise impact on agreed receptors. The development, in the absence of this information and suitable mitigation measures,

has significant potential to expose future residents of the proposed development and neighbouring properties to excessive and unreasonable levels of noise. The proposal would therefore be detrimental to residential amenity and is contrary to advice contained within Planning Policy Guidance 24 (Planning and Noise), Planning Policy Statement 22 (Renewable Energy) and its Companion Guide (Planning for Renewable Energy), the principles outlined in ETSU-R 97, and policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The development, in the absence of sufficient justification for a development of this scale in this location, would result in a loss of light that would be both significant and harmful to living conditions for occupiers of neighbouring properties on Kingsway fronting the application site. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/01760

80 Stoneham Road Hove

Demolition of existing single storey building and erection of a three storey block to form seven residential units.

Applicant: Ms Katherine Faber

Officer: Guy Everest 293334

Approved on 08/03/12 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

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

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

3) UNI

Other than the area designated as terrace to flats 6 & 7 on approved plan 3856-007 Rev G access to the remaining flat roof 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 AD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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.

6) UNI

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

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

7) UNI

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

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

A completed pre-assessment estimator will not be acceptable.

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

8) UNI

Details of the screens and planting to the terraces and balconies hereby approved shall be submitted to and approved in writing by the Local Planning Authority before works commence. The scheme shall be implemented in accordance with the agreed details and thereafter retained in strict accordance with the agreed details.

Reason: To safeguard the amenities of residents of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan

9) 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, and all means of enclosure, hard surfacing, and planting of the development.

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

10) UNI

No development shall take place until details of the construction methodology of the living wall and its proposed aftercare has been submitted to and approved in writing by the Local Planning Authority. Construction details shall include proposed irrigation, soil specification, choice and size of planter, choice of species and details of the supporting structure to be used. The development shall be implemented in accordance with the agreed details.

Reason: To enhance the appearance of the development in the interest of the visual amenities and enhance biodiversity of the area and comply with policies QD1 and QD17 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding approved drawing 3856-007 Ref G and 3856-009 Rev E, no development shall take place until revised drawings showing obscure glazed

screens to the second floor roof terraces at a height of 1.8 metres on the south elevation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and retained thereafter.

Reason: To safeguard the amenities of residents of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan

12) UNI

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

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

13) 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.

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

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, plants or the living wall 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.

16) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 3856/ 004B, 005F, 007G, 008D, 010D, 011D, 013A, 014, 015, 016A, 017A, 018D, 019B received on 6 September 2011 and 006H, 009E, 012E, 020C received on 14 September 2011.

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

BH2011/03683

Flat 2 377 Kingsway Hove

Replacement of existing metal framed windows and rear door with new UPVC double glazed units.

Applicant: Ms Billie Klinger

Officer: Robert McNicol 292322

Approved on 09/03/12 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 window schedule received on 02-Dec-2011 and photographs received on 06-Feb-2012.

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

BH2011/03848

27 Roman Road Hove

Erection of single storey side extension.

Applicant: Mr & Mrs Westbrook

Officer: Robert McNicol 292322

Approved on 27/02/12 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 in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2585-01C and 2585-02C received on 16-Feb-2012.

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

BH2011/03876

313 Kingsway Hove

Loft conversion incorporating hip to gable roof extensions to side, and new front gable.

Applicant: Michael Johnson

Officer: Adrian Smith 290478

Refused on 07/03/12 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 and adjoining properties. The proposed roof extensions, by virtue of their poor scale, design and bulk in relation to surrounding properties, represent

an over-development of the roof that would be harmful to the appearance and continuity of the street scene, contrary to the above policies.

BH2012/00040

80 Boundary Road Hove

Display of 1no internally illuminated fascia sign, 1no internally illuminated projecting sign, non-illuminated text above entrance, 1no non-illuminated information sign and 1no non-illuminated ATM surround.

Applicant: HSBC CRE

Officer: Christopher Wright 292097

Approved on 12/03/12 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.

8) UNI

The level of illumination of the fascia and projecting roundel signs hereby permitted shall not exceed those set out in the latest draft of the Institute of Lighting Engineers' Technical Report No. 5 - The Brightness of Illuminated Advertisements.

Reason: In the interests of highway and public safety and to comply with policy TR7 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

BH2012/00046

40 Marmion Road Hove

Certificate of Lawfulness for proposed demolition of existing conservatory & erection of single storey rear extension and decking to rear.

Applicant: Mr Jake Allen & Annmary Slonje

Officer: Christopher Wright 292097

Approved on 07/03/12 DELEGATED

BH2012/00089

Upper Maisonette 25 Marine Avenue Hove

Formation of roof terrace over first floor kitchen and associated works including removal of windows to existing dormer and formation of new bay with double doors.

Applicant: Mr John Mcquillan

Officer: Mark Thomas 292336

Refused on 02/03/12 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 timber screening to the roof terrace by virtue of its excessive scale, height and positioning represents an uncharacteristic and incongruous addition which would significantly detract from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

BH2012/00103

5 Tandridge Road Hove

Demolition of existing bungalow and erection of a new chalet bungalow.

Applicant: Mr Kristian Gavin

Officer: Jason Hawkes 292153

Approved on 08/03/12 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 (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 *Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.*

3) UNI

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

4) UNI

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

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

5) UNI

Access to the flat roof over the rear ground floor of the building 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.

6) 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.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that 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.

8) UNI

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

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

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. AL-101, 102, 103B, 104B, 105B & 106B received on the 17th January & 28th February 2012.

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

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.

