

PLANS LIST 24 APRIL 2013**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****BH2012/03443****87 Greenfield Crescent Brighton**

Variation of condition 4 of BH2012/01682 (Erection of a single storey rear extension with storage below, replacing existing conservatory with storage below, (Part retrospective). To split the rear window to have horizontal transom with opening clear glazed light above and fixed shut obscured glazing below (retrospective).

Applicant: Mr Chris Smith

Officer: Chris Swain 292178

Refused on 15/03/13 DELEGATED

1) UNI

The proposed window design represents an un-neighbourly development that would result in both real and perceived overlooking to the adjoining property, No.85 Greenfield Crescent, to the detriment of their residential amenity. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03561**RSPCA Braypool Lane Brighton**

Demolition of existing single storey extension and erection of two storey extension to rear to form additional animal accommodation and a self contained staff flat with associated alterations including external steps to side elevation.

Applicant: RSPCA Sussex Brighton & East Grinstead Branch

Officer: Wayne Nee 292132

Approved on 15/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 residential staff accommodation hereby approved shall be occupied solely by those employed by the RSPCA in connection with the RSPCA Centre at Braypool Lane and shall not be occupied as a separate unit of residential accommodation.

Reason: To safeguard amenity of future occupiers of the development and in order to safeguard the countryside from the impacts of additional residential development and to comply with policies QD27 and NC6 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing ground floor plan	12/101/P1		06/11/2012
Existing elevations	12/101/P2		06/11/2012
Proposed ground floor plan	12/101/P3	B	06/11/2012
Proposed first floor	12/101/P4	B	06/11/2012
Proposed elevations	12/101/P5	C	18/01/2013
Proposed elevations	12/101/P6	C	18/01/2013
Existing roof plan	12/101/P7		06/11/2012
Proposed roof plan	12/101/P8	A	18/01/2013
Existing elevations	12/101/P9		06/11/2012
Existing first floor	12/101/P10		21/11/2012
Block plan	12/101/BLK		06/11/2012
Site plan	12/101/LOC		06/11/2012

BH2012/03830

48 Barrhill Avenue Brighton

Demolition of garage and shed. Remodelling of existing house to include repositioning of entrance door to North elevation with new front porch canopy, erection of two storey and single storey extension to East elevation incorporating roof extensions and associated works.

Applicant: Mr Lourens Mouton

Officer: Jonathan Puplett 292525

Approved on 15/03/13 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	L-100		29/11/2012
Block plan	L-101		29/11/2012
Existing plans elevations & sections	L-102		29/11/2012
Proposed plans and elevations	L-103		29/11/2012
Existing & proposed street elevations	L-104		29/11/2012

5) UNI

No development shall take place until drawings of an enlarged vehicular crossover to serve the proposed driveway have been submitted to and approved in writing by the Local Planning Authority. The enlarged crossover shall be carried out in accordance with the approved details within three months of the first occupation of the extension hereby approved.

Reason: To ensure that a crossover of a suitable width is constructed to allow safe access on to the proposed driveway and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2012/04026

300B Carden Avenue Brighton

Enclosing of existing patio area to create enlarged living space.

Applicant: Mr Afshin Diznabi

Officer: Chris Swain 292178

Approved on 18/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			21/01/2013
Existing plan			16/01/2013
Proposed plan			16/01/2013
Existing elevations			16/01/2013
Proposed elevations			16/01/2013

BH2013/00096

115 Carden Hill Brighton

Certificate of Lawfulness for an existing street level off-road parking area to front of property.

Applicant: Mr & Mrs Gutierrez

Officer: Sonia Gillam 292265

Refused on 03/04/13 DELEGATED

1) UNI

The works carried out constitute development and are not permitted under Schedule 2, Class F of Part 1 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, or by any other provision within that Order, by reason that the engineering operations which were required to create the hard surface are significant in scale and exceed the works that could be reasonably be regarded as incidental to the provision of a hard surface as allowed by way of Class F above.

2) UNI2

The works carried out constitute development and are not permitted under Schedule 2, Class F of Part 1 and Class A of Part 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, or by any other provision within that Order, by reason that:

The works that have been undertaken to provide the hard surface have involved the raising of the ground levels of part of the front garden with infill material and the erection of retaining walls. The works comprise one overall piece of operational development. As a matter of fact and degree, such works constitute development under Section 55 of the Town and Country Planning Act 1990, and have gone beyond that which is permitted by way of Class F of Part 1 and Class A of Part 2 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended. These works are not permitted by any other class of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/00099

115 Carden Hill Brighton

Certificate of Lawfulness for existing enclosing walls to parking area to front of property.

Applicant: Mr & Mrs Gutierrez

Officer: Sonia Gillam 292265

Refused on 03/04/13 DELEGATED

1) UNI

The works carried out constitute development and are not permitted under Schedule 2, Class A of Part 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, or by any other provision within that Order, by reason the height of the retaining walls constructed exceeds two metres above ground level.

2) UNI2

The works carried out constitute development and are not permitted under Schedule 2, Class A of Part 2 and Class F of Part 1 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, or by any other provision within that Order, by reason that:

The works that have been undertaken to provide the hard surface have involved the raising of the ground levels of part of the front garden with infill material and the erection of retaining walls. The works comprise one overall piece of operational development. As a matter of fact and degree, such works constitute development under Section 55 of the Town and Country Planning Act 1990, and have gone beyond that which is permitted by way of Class F of Part 1 and Class A of Part 2 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995, as amended. These works are not permitted by any other class of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/00151**66 Denton Drive Brighton**

Erection of new brick porch to front elevation. Removal of existing store and conservatory and erection of single storey side and rear extension with rooflights.

Applicant: John Finney

Officer: Wayne Nee 292132

Approved on 14/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	01	A	17/01/2013

BH2013/00259**91 Braeside Avenue Brighton**

Erection of a single storey rear extension and the erection of a two storey side and rear extension.

Applicant: Mr & Mrs Keith Rummery

Officer: Liz Arnold 291709

Refused on 25/03/13 DELEGATED

1) UNI

The proposed single storey rear extension, by virtue of its height, size and design, would dominate the rear elevation and would be of detriment to the visual amenities of the parent property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed single storey rear extension, by virtue of its positioning, height, depth and massing, would adversely affect the amenities of the occupiers of No. 93 Braeside Avenue resulting in an overbearing visual impact, loss of outlook, loss of light/sunlight and an increased sense of enclosure. As such the proposal would detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed roof extension would create a visual imbalance and heavy roof appearance to one half of the semi-detached pair of properties, which would be of detriment to the character and appearance of the pair of semi-detached properties and the surrounding street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

4) UNI4

The proposed two storey side and rear extension, by virtue of its size, height,

resulting bulk, massing and proximity to the boundary with no. 89 Braeside Avenue would result in an unneighbourly development which has an overbearing and dominate impact upon the amenities of no. 89 Braeside Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00260

42 Vale Avenue Brighton

Erection of single storey rear extension.

Applicant: Mr Kevin Townsend

Officer: Robin K Hodgetts 292366

Approved on 28/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan			29/01/13
Existing plans and elevations	01		29/01/13
Proposed plans and elevations	02		29/01/13

BH2013/00385

2 Ashley Close Brighton

Erection of front entrance porch.

Applicant: Mr & Mrs A Munday

Officer: Sonia Gillam 292265

Approved on 03/04/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

No development shall commence until fences for the protection of the trees within the vicinity of the proposed development have been erected. The protective fences shall be retained until the completion of the development hereby permitted 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 policy QD16 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plan	13/01/03/01		6/2/13
Existing Front Elevation	13/01/03/02		6/2/13
Existing Side Elevation	13/01/03/03		6/2/13
Proposed Floor Plan	13/01/03/04		6/2/13
Proposed Front Elevation	13/01/03/05		6/2/13
Proposed Side Elevation	13/01/03/06		6/2/13
Site Location Plan	13/01/03/07		6/2/13
Block Plan	13/01/03/08		6/2/13

PRESTON PARK

BH2012/02586

193 Havelock Road and 108 Preston Drove Brighton

Demolition of existing outbuildings and erection of 1no two bed house fronting Havelock Road. Additional alterations including a new communal entrance and window to flats at 108 Preston Drove.

Applicant: Mr M Shah

Officer: Anthony Foster 294495

Refused on 03/04/13 PLANNING COMMITTEE

1) UNI

The proposed dwelling, by reason of its design, footprint, depth, materials, and prominent location, would form an unsympathetic and excessively dominant extension to the existing building at No. 108 Preston Drove, which would form an incongruous and visually intrusive element in the street scene that would fill the existing characteristic open space between the rear of No. 108 and the side of No. 191 Havelock Road, detracting from the character and appearance of the Preston Park Conservation Area and represents overdevelopment of the site. As such, the proposal is contrary to policies QD1, QD2, QD3, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by reason of its siting, proximity, height and orientation, would cause significant loss of light and have an overbearing impact upon No. 191 Havelock Road and the rear garden of No. 106 Preston Drove and, as such, is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling would provide cramped internal accommodation, which does not comply with Lifetime Homes Standards, and provides insufficient usable private outdoor amenity space for a unit which is suitable for family accommodation. The proposed development is therefore contrary to policies HO5, HO13 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that the proposal would not, by reason of the loss of existing storage space, jeopardise the future operation and viability of the retail unit at No. 108 Preston Drove, cause detriment to the visual amenity of the area by reason of inadequate refuse storage and consequent reliance on external storage, and adversely affect the character and appearance of the area

and, as such, the proposal is contrary to policy QD27 and HE6 of the Brighton & Hove Local Plan.

BH2012/03434

17 Springfield Road Brighton

Reconfiguration of existing flats and maisonette and erection of a 4 storey side/rear extension (including semi basement level) to form 4no one bed flats and 3no two bed flats (4no additional units in total).

Applicant: Lincoln Holland Holdings Ltd

Officer: Jonathan Puplett 292525

Refused on 26/03/13 DELEGATED

1) UNI

The proposed extension would have an overbearing and enclosing impact upon the occupiers of neighbouring properties, occupiers of the properties to either side of the site (nos. 15 and 19 Springfield Road) would suffer greatest harm. The proposed extension would also result in increased overshadowing of neighbouring properties, particularly of the rear windows and garden area of no. 19 Springfield Road. Overall it is considered that the proposed development would cause significant harm to the amenity of neighbouring occupiers, and is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, when viewed from vantage points on Springfield Road in front of the property and to the east of site, and from neighbouring properties which face on to the rear of the property, would have an excessively large and bulky appearance. The extension would have an overly dominant appearance which would significantly reduce / compromise the primacy of the main building. The visual spacing between nos. 17 and 19 Springfield Road would be significantly reduced to the detriment of the street scene. The angled rear corner of the extension would result in an inappropriate, contrived and incongruous appearance. The proposed addition would cause significant harm to the appearance of the building, and would appear as a highly prominent addition when viewed from the public realm and from neighbouring properties. For these reasons the proposed development is contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/04039

Pavilion Preston Park Preston Road Brighton

Change of use from bowling pavilion (D2) to education and activity centre for children with disabilities (D1).

Applicant: Mr Jon Orrell

Officer: Liz Arnold 291709

Approved on 02/04/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 occupied 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.

3) UNI

The number of children attending the D1 facility hereby approved shall not exceed 10 at any one time.

Reason: In order to safeguard the amenities of neighbours, to ensure the level of accommodation is adequate for the children, and to ensure the development does not have an adverse impact on the highway in accordance with policies SU10, HO26, QD27 and TR1 of the Brighton & Hove Local Plan and the Council's adopted Supplementary Planning Guidance Note 4 on Parking Standards.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			7/01/2013
Site Plan			20/12/2012
General Arrangement	01	A	20/03/2013

5) UNI

The premises shall be used as an educational and/or activity centre for children with physical and/or learning disabilities and for no other purpose, including any other purpose in Class D1 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To control future uses of the building in order to safeguard the amenities of neighbours and to ensure the development does not have an adverse impact on the highway in accordance with policies SU10, HO26, QD27 and TR1 of the Brighton & Hove Local Plan and the Council's adopted Supplementary Planning Guidance Note 4 on Parking Standards

BH2013/00165

10 Preston Park Avenue Brighton

Application to extend time limit for implementation of previous approval BH2010/00220 for conversion and extension of existing property of 3 residential units to form 7 one and two bedroom units, comprising 2no maisonettes and 5no flats. Demolition of existing rear extensions and erection of replacement 2 storey rear extension with associated landscaping, cycle and bin storage.

Applicant: Peter Franks

Officer: Anthony Foster 294495

Approved on 14/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH04.01A

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

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

4) BH05.10

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

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

5) BH06.01

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

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

6) BH06.02

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

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

7) BH11.01

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

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

8) BH11.02

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

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

Brighton & Hove Local Plan.

9) BH12.01

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

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

10) BH12.03

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

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

11) BH12.04

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

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

12) BH12.05A

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

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

13) UNI

No works shall commence until a scheme detailing a method of screening the southern boundary to the first floor rear terrace (to unit no. 5) of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

14) UNI

No works shall take place until full details of the proposed works, including 1:20 scale details, including sections, of the new windows, doors and railings and 1:5 scale details of the new gauged brick headers over the windows, and 1:1 sections of joinery details have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

15) UNI

No development shall commence until fences for the protection of the trees on the northern boundary of the site 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 interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

16) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate

confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by the Local Planning Authority.

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

17) UNI

No development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by the Local Planning Authority. A completed pre-estimator will not be acceptable.

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

18) UNI

All new doors shall be painted softwood and where including windows provided with concealed trickle vents and shall be retained as such.

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

19) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Survey Plan	02		28/01/2010
Existing Site Plan	03		28/01/2010
Existing Elevations of No.10	06		28/01/2010
Existing Elevations of No.10	07	A	28/01/2010
Existing section of No.10	08	A	28/01/2010
Existing Plans of No.10.5	09		28/01/2010
Existing Elevations of No.10.5	10		28/01/2010
Existing Elevations of No.10.5	11		28/01/2010
Existing floor plans of No.10	21	A	28/01/2010
Proposed Section of No.10	25	A	28/01/2010
Site location & block plans	01	A	11/02/2010
Existing floor plans of No.10	04	A	11/02/2010
Existing floor plans of No.10	05	A	25/03/2010
Proposed floor plans of No.10	22	B	25/03/2010
Proposed elevations of No.10	23	B	25/03/2010
Proposed elevations of No.10	24	B	25/03/2010

BH2013/00175

47 Grantham Road Brighton

Erection of glazed side infill extension to rear elevation incorporating revised rear fenestration.

Applicant: Mr Cara Bowen

Officer: Chris Swain 292178

Approved on 18/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	100		21/01/2013
Block plan	100		21/01/2013
Existing plans	101	A	21/01/2013
Existing sections / elevations	102	A	21/01/2013
Existing sections / elevations	103	A	21/01/2013
Proposed plans	201	B	21/01/2013
Proposed sections / elevations	202	B	21/01/2013
Proposed sections / elevations	203	B	21/01/2013
Typical glazing detail			26/02/2013

3) UNI

The glazed, vertical west elevation of the extension hereby approved, adjacent to No.49 Grantham Road shall be obscure glazed and thereafter permanently retained as such.

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

BH2013/00193

10 Preston Park Avenue Brighton

Application to extend time limit for implementation of previous approval BH2010/00221 for demolition of existing rear extension and conservatory.

Applicant: Mr Peter Franks

Officer: Anthony Foster 294495

Approved on 14/03/13 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) BH12.08

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.

BH2013/00292

81 Springfield Road Brighton

Loft conversion incorporating rear dormer and front and rear rooflights.

Applicant: Mr David Bacon

Officer: Robin K Hodgetts 292366

Refused on 28/03/13 DELEGATED

Report from: 14/03/2013 to: 03/04/2013

1) UNI

The proposed rear dormer, by reason of its inappropriate position, size, and design, would represent an incongruous extension to the roof of the dwelling that would harm the character and appearance of both the host building and the roofscape of this part of the Preston Park Conservation Area. The proposed development is thereby considered contrary to policies, QD14 and HE6 of the Brighton & Hove Local Plan and also to advice in SPGBH1 'Roof Alterations & Extensions'.

2) UNI2

The proposed front rooflights, by reason of the number and position would have an unacceptable impact upon the character and appearance of both the host building and the roofscape of this part of the Preston Park Conservation Area. The proposed development is thereby considered contrary to policies, QD14 and HE6 of the Brighton & Hove Local Plan and also to advice in SPGBH1 'Roof Alterations & Extensions'.

REGENCY

BH2012/03248

23 Dukes Lane Brighton

Display of non illuminated fascia and projecting signs.

Applicant: Ms Tracy McKee

Officer: Clare Gibbons 292454

Split Decision on 21/03/13 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.

1) UNI

The projecting sign by reason of its projection across Dukes Lane would appear incongruous and unduly prominent and cause harm to the character and appearance of this part of the Old Town Conservation Area, contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan 2005 and SPD07 (Advertisements).

BH2013/00107

Flat 2 45 Sillwood Road Brighton

Internal alterations to layout of flat.

Applicant: Mr Neal Cavalier-Smith

Officer: Clare Gibbons 292454

Refused on 15/03/13 DELEGATED

1) UNI

The proposed alterations would be harmful to the historic character, proportions and fabric of this Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Guidance SPGBH11 (Listed Building Interiors).

2) UNI2

Insufficient and inadequate information has been submitted (including the lack of a structural report and details of the services to the proposed bathroom) to be able to fully assess the impact on the character and appearance of this Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Guidance SPGBH11 (Listed Building Interiors).

BH2013/00182

188 - 191 Western Road Brighton

Display of internally illuminated projecting sign.

Applicant: New Look Group PLC

Officer: Mark Thomas 292336

Approved on 26/03/13 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.

BH2013/00198

66 Preston Street Brighton

Installation of external metal fire escape balcony and steps to rear elevation.

Applicant: Mr Chris Bloomfield

Officer: Adrian Smith 290478

Refused on 26/03/13 DELEGATED

1) UNI

The proposed fire escape would be visible from public viewpoints and would add unsympathetic clutter to the rear of the building, partially obscuring an original sash window feature and resulting in a negative impact on this listed building and the Regency Square conservation area, contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/00199

66 Preston Street Brighton

Installation of external metal fire escape balcony and steps to rear elevation.

Applicant: Mr Chris Bloomfield

Officer: Adrian Smith 290478

Refused on 26/03/13 DELEGATED

1) UNI

The proposed fire escape would be visible from public viewpoints and would add unsympathetic clutter to the rear of the building, partially obscuring an original sash window feature and resulting in a negative impact on this heritage asset, contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH1 on Fire Precaution Works to Historic Buildings.

BH2013/00312

Top Floor 3 Powis Square Brighton

Removal of existing rooflight to the rear at the second floor, installation of 2no conservation rooflights with light wells to the central valley. Internal alterations to layout to create bathroom to third floor.

Applicant: Mr & Mrs Toby & Victoria Jacobs

Officer: Robert McNicol 292322

Approved on 28/03/13 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 existing bathroom door shall be re-used as the door to bedroom 3. The moulding profile of the frame for the repositioned door to bedroom 3 shall match exactly that of the original moulding of the door frame that adjoins the second floor mezzanine landing.

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

BH2013/00313

Top Floor 3 Powis Square Brighton

Removal of existing rooflight to the rear at the second floor, installation of 2no conservation rooflights with light wells to the central valley.

Applicant: Mr & Mrs Toby & Victoria Jacobs

Officer: Robert McNicol 292322

Approved on 28/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plans & location plan	244.13.10		1/02/2013
Block plan, existing section & elevations	244.13.11		1/02/2013

Proposed floor plans and block plan	244.13.12		19/03/2013
Proposed cross section, elevations & door detail	244.13.13		19/03/2013
Proposed joinery details	244.13.14		27/03/2013

BH2013/00368

7 A Western Terrace Brighton

Installation of double glazing to existing window frames.

Applicant: Mr William Allen

Officer: Helen Hobbs 293335

Approved on 03/04/13 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.

BH2013/00514

Mitre House 149 Western Road Brighton

Application for approval of details reserved by condition 4 of application BH2010/03122.

Applicant: Tareem Ltd

Officer: Guy Everest 293334

Split Decision on 02/04/13 DELEGATED

1) UNI

The details pursuant to condition 4 (ii) and 4 (iii) and subject to full compliance with the submitted details.

1) UNI

The detail pursuant to condition 4 (i)

1. The proposed render sample would create a poor contrast with the existing limestone cladding at 5th floor level. The resulting juxtaposition of material types would harm the appearance of approved development BH2010/03122.

BH2013/00557

Mitre House 149 Western Road Brighton

Non material amendment to BH2011/03434 to move 1no dormer to courtyard elevation. Add boiler flue to courtyard elevation. Change existing brickwork façade to courtyard to white render.

Applicant: Tareem Ltd C/O Montague Management Ltd

Officer: Guy Everest 293334

Approved on 02/04/13 DELEGATED

1) UNI

Prior to installation of the hereby approved boiler flue a scheme for its suitable treatment against the transmission of sound and / or vibration shall be 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 boiler flue being brought into use 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.

ST. PETER'S & NORTH LAINE

BH2010/00750

5 Queens Road Brighton

Replacement of existing shopfront with new.

Applicant: Selits Ltd

Officer: Richard Elder 292321

Finally Disposed of on 22/03/13 DELEGATED

BH2012/02491

27 Gloucester Place Brighton

Change of use from Nightclub (Sui Generis) to Public House (A4). External refurbishment including opening up of blocked in windows and doors, new entrance doors and replacement of air conditioning units to rear flat roof.

Applicant: InnBrighton Ltd

Officer: Sue Dubberley 293817

Approved on 19/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 door on the rear elevation shown on drawing no. 889/03A shall be for emergency purposes only and shall not be used for regular access and egress.

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

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 0800 Monday to Saturday until 0300 the following day and between 0900 on Sundays and Bank Holidays until 0100 the following day.

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

4) UNI

The external seating area located in front of the proposed Public House shall only be in use between the hours of 08:00 and 22:00.

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

Within 3 months from the date of the approval of this development details of secure cycle parking facilities for staff employed on the premises shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented within 3 months of the approval of details and shall thereafter be retained for use at all times.

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

6) UNI

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

7) UNI

Within 3 months from the date of the approval of this development a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented within 3 months from the date of approval of details in strict accordance with the approved details 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.

8) UNI

Within 3 months from the date of the approval of this of the development, all the new windows frames hereby approved shall be painted white and the new doors shall be painted in a dark colour to match the existing entrance door to the flats on the upper floors.

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

9) UNI

Within 3 months from the date of the approval of this development 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.

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	unnumbered		13/0812
Existing floor plans	889/01		13/0812
Existing elevations	889/02		13/0812
Proposed Plans	889/03	A	27/09/12
Proposed elevations	889/04	A	27/11/12
Proposed elevations	889/05	A	27/11/12

11) UNI

All doors and windows must be closed other than for access and egress between the hours of 23:00 and 09.00.

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.

BH2012/03899

4 Rose Hill Terrace Brighton

Erection of rear extension at first floor level.

Applicant: Preston Circus Dental Practice

Officer: Chris Swain 292178

Refused on 14/03/13 DELEGATED

1) UNI

The proposed development by reason of its scale, design, depth and height would result in an overly dominant and incongruent addition that relates poorly to

the traditional roof form of the existing outrigger and would have a detrimental impact upon the appearance and character of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its height, scale and depth would result in an overly dominant and overbearing impact, having a detrimental impact on the amenity currently enjoyed by No.77B London Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/04020

13 - 16 Vine Street Brighton

Conversion of existing building to allow B1/B8 use on ground floor and addition of first and second floor to create 1no two bedroom flat and 1no one bedroom flat (Part retrospective).

Applicant: Mr James Oliver

Officer: Anthony Foster 294495

Approved on 21/03/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing Plan / Elevation / Section	A 001		18/12/2012
OS Plan	A.003		18/12/2012
Roof	AA.04	B	18/12/2012
Plans and Elevations	D.001		18/12/2012
East Elevation Doors	P.03		21/03/2013
Door Details	P.04	B	21/03/2013

2) UNI

The new dwellings 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.

3) UNI

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

4) UNI

The rendered parts of 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, 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, and retained as such thereafter.

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

5) UNI

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

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

6) UNI

Access to the flat roof 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.

7) UNI

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.

8) UNI

The development hereby approved shall be carried out in strict accordance with the sustainability measures approved under application BH2011/03200 on 19/12/11.

9) UNI

The development hereby approved shall be carried out in strict accordance with the scheme for the storage of refuse and recycling approved under application BH2011/03067 on 24 February 2012. 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

The development hereby approved shall be carried out in strict accordance with the scheme for secure cycle storage approved under application BH2011/03067 on 24 February 2012. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

11) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover in front of the proposed ground floor office units 1, 2 and 3 back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

12) UNI

The rooflights serving bedroom 1 of the 1 bed flat, and bedroom 1 of the 2 bed flat shall not be glazed otherwise than with obscured glass and shall have a restricted opening of no more than 20cm 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.

13) UNI

The development hereby approved shall be carried out in strict accordance with the contaminated land report approved under application BH2011/03200 on 19/12/11.

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.

BH2012/04095

14 New Road Brighton

Installation of new shopfront.

Applicant: Mr Kiriakos Mpaxevanis

Officer: Wayne Nee 292132

Approved on 22/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	MAT039	B	21/03/2013
Joinery details	S1		06/03/2013
Joinery details	S2		06/03/2013
Joinery details	S3		06/03/2013
Existing floor plan	MAT039/005		07/01/2013
Site location plan			27/12/2012

BH2013/00241

8 Clifton Street Brighton

Erection of single storey rear extension.

Applicant: Mrs Sarah O'Brien

Officer: Louise Kent 292198

Approved on 27/03/13 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	L-100		28/01/2013
Block plan	L-101		28/01/2013

Report from: 14/03/2013 to: 03/04/2013

Existing drawings	L-103		28/01/2013
Proposed drawings	L-102		28/01/2013

BH2013/00340

Brighthelm Church & Community Centre North Road Brighton

Display of 4no internally illuminated poster cases.

Applicant: Mr Mike Southcombe

Officer: Sue Dubberley 293817

Approved on 28/03/13 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

Within one month of the first display of the advertisements hereby permitted, the two existing signs on the north elevation of the building as shown to be removed on drawing no. 004 dated 31/01/13 shall be permanently removed from the site.

Reason: In the interests of visual amenity and to avoid overproliferation of signage on the building and to comply with policies QD12 & HE9 of the Brighton & Hove Local Plan.

BH2013/00646

88-92 Queens Road and 4 Frederick Place Brighton

Non Material Amendment to BH2012/02342 to roof top plant equipment, alterations incorporating installation of bathroom ventilation ductwork and extract fan units, new roof top access hatches and omission of solar panels and heat pump.

Applicant: McAleer & Rushe Group

Officer: Kathryn Boggiano 292138

Approved on 02/04/13 DELEGATED

1) UNI

Condition 4

Alter to read:

The rooftop plant and machinery shall be installed in accordance with the details shown on plan 20769 AL(00)1010 Rev H received on 27 February 2013 and unless otherwise agreed in writing all roof top plant and machinery shall be coloured grey.

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

2) UNI

Condition 1

Alter wording to read:

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

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

Plan Type	Reference	Version	Date Received
OS plan	20769_L18		07/08/2012
Existing Frederick Place elevation	20769 L12		27/07/2012
Rear elevation plus section 3 (as approved)	PP891/P200-09	B	27/07/2012
Front elevation Sections 1 and 2 (as approved)	PP891/P200-08	B	27/07/2012
Alucobond sunshade detail (as approved)	P42	A	27/07/2012
Existing basement 1, ground and roof area floor plans	PP891/P201-01		05/04/2007
Party wall survey	ACC/70217		05/04/2007
Existing basement 2 plan	PP891/P201-00		05/04/2007
Site survey	PP891/P200-01		16/03/2007
Existing elevations	PP891/P201-02		05/04/2012
Location plan and site plan	PP891/P200-02		
Basement plans 2	PP891/P200-03	A	05/04/2007
Basement 1 & ground floor plans	PP891/P200-04	B	28/09/2007

First, second, third and fourth floor plans	PP891/P200-05	A	28/09/2007
Fifth and sixth floor plans	PP891/P200-06	A	16/03/2007
Seventh and Eight Floor Plans (Eighth Floor Superseded)	PP891/P200-07	A	16/03/2007
East elevation (Frederick Place)	AL(00)1100	H	27/02/2013
West elevation (Queen's Road)	AL(00) 1101	G	27/02/2013
External Perspectives Montages Sheet 1	20769/P51		27/07/2012
External Perspectives Montages Sheet 1	20769/P52		27/07/2012
External Perspectives Montages Sheet 1	20769/P53		27/07/2012
Roof General Arrangement	20769 AL (00)1010	H	27/02/2013

WITHDEAN

BH2012/03456

54 Windmill Drive Brighton

Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application BH2012/00546.

Applicant: Boyes Building & Development Ltd

Officer: Guy Everest 293334

Approved on 26/03/13 DELEGATED

BH2013/00122

1 Whitethorn Drive Brighton

Erection of single storey side and rear pitched roof extension.

Applicant: Mr & Mrs Phillips

Officer: Mark Thomas 292336

Refused on 26/03/13 DELEGATED

1) UNI

The proposed extension by virtue of its height, scale, design and form would be a bulky and incongruous addition relating poorly to the existing property. As such, the development is considered to represent significant detriment to the character and appearance of the existing property and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/00126

40 Tivoli Road Brighton

Erection of single storey side extension.

Applicant: Peter Bauer

Officer: Christopher Wright 292097

Refused on 19/03/13 DELEGATED

1) UNI

The proposed extension would, by reason of the siting, form, height and scale, have a discordant visual relationship with the existing building as extended and would be readily visible from the street, thereby having a detrimental impact on both visual amenity and the character and appearance of the recipient building. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2013/00178

8 Elms Lea Avenue Brighton

Erection of single storey rear/side extension and conversion of existing garage to form granny annexe. External alterations including replacement of UPVC windows with timber windows, cladding of first floor with timber boards, installation of solar panels to roof and associated works. (Part Retrospective).

Applicant: Mr & Mrs R & C Gorst-Unsworth

Officer: Christopher Wright 292097

Refused on 19/03/13 DELEGATED

1) UNI

The proposed side and rear extension would, by reason of the scale, form, design and detailing, have an unduly dominant and discordant visual relationship with the recipient property and the character and appearance of the locality, to the detriment of visual amenity. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2013/00238

75 Wayland Avenue Brighton

Demolition of existing garage and erection of two storey extension to the front.

Applicant: Mr & Mrs Neil & Julie Campbell

Officer: Robert McNicol 292322

Refused on 25/03/13 DELEGATED

1) UNI

By virtue of its bulk, form and forward projection, the proposed development would unbalance the appearance of the recipient property and create an unusual and unduly prominent feature in the street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

By virtue of its flat roof and vertical rear wall at first floor level, the proposed development would be an unattractive and incongruous addition to the property, and is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/00274

35 Withdean Road (Plot 1 Olympic Heights) Brighton

Certificate of lawfulness proposed to confirm that completing the development in accordance with consent BH2010/00920 would be lawful and would not require any further planning approvals from the City Council.

Applicant: Joint LPA Receivers

Officer: Steven Lewis 290480

Approved on 26/03/13 DELEGATED

1) UNI

The development approved under planning application BH2010/00920 was commenced prior to the expiration of the permission. The structure upon the site Plot One 35 Withdean Road is within accordance with details of the approved drawings. The completion of the works in accordance with the approved drawings is therefore lawful.

EAST BRIGHTON

BH2012/03491

68A St Georges Road Brighton

Demolition of existing building and roof covering over site and erection of 3no three bedroom houses with associated alterations.

Applicant: Sussex Property Investments Ltd

Officer: Anthony Foster 294495

Refused on 03/04/13 DELEGATED

1) UNI

The proposal, by reason of its inappropriate roof form and architectural detailing, fails to demonstrate a high standard of design and make a positive contribution to the visual quality of the environment contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed windows at first floor level in the north facing elevation of the proposed dwellings, by virtue of their size, siting, design and form, would adversely affect the amenities of the occupiers of Nos. 69 and 70 St Georges Road resulting in loss of privacy, interlocking and over-dominance and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would provide an unsatisfactory residential environment for the future occupiers of the proposed dwellings by virtue of poor light and outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/03492

68A St Georges Road Brighton

Demolition of existing building and roof covering over site.

Applicant: Sussex Property Investments Ltd

Officer: Anthony Foster 294495

Refused on 03/04/13 DELEGATED

1) UNI

The Local Planning Authority is not prepared to permit the demolition of the existing buildings in the absence of an acceptable replacement scheme for the site, as this could result in the creation of an unsightly area of land that would be detrimental to the character and appearance of the East Cliff conservation area, contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2012/03956

4 St Marks Street Brighton

Erection of single storey side extension.

Applicant: Mrs Bea Lelic

Officer: Chris Swain 292178

Approved on 14/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	PL001		17/01/2013
Site block plan	PL002		17/01/2013
Existing ground floor	PL003		17/01/2013
Existing side elevation	PL004		11/12/2012
Existing rear elevation	PL005		11/12/2012
Proposed site block plan	PL006		17/01/2013
Proposed ground floor plan	PL007		11/12/2012
Proposed roof plan	PL008		11/12/2012

Report from: 14/03/2013 to: 03/04/2013

Proposed side elevation	PL009		11/12/2012
Proposed rear elevation	PL010		11/12/2012
Site photographs	PL011		11/12/2012

BH2012/04099

236 Eastern Road Brighton

Display of relocated internally illuminated site identification sign and removal of old sign.

Applicant: Rontec Service Station IA Ltd

Officer: Pete Campbell 292359

Approved on 18/03/13 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 advertisement shall not be illuminated later than 23:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07:00 on any day.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 and HE9 of the Brighton & Hove Local Plan.

9) UNI

The existing totem sign on the site, located on the east side of the forecourt, shall be removed within one month of erecting the new totem sign hereby approved under this application.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 and HE9 of the Brighton & Hove Local Plan.

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed planning layout	1107209-ADV-01		21/01/2013
Totem sign elevation			08/03/2013
Illumination detail - agent email			08/03/2013

BH2013/00016

2 Chichester Place Brighton

Internal and external alterations including to the staircase between first and second floors and installation of new timber sash window to east elevation on the first floor.

Applicant: Mrs Juliette Wright

Officer: Wayne Nee 292132

Approved on 20/03/13 DELEGATED

1) BH01.05

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

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

2) UNI

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

- i) 1:20 plans/elevations and 1:5 sectional profiles of the proposed new chimney, and details of the chimney pots.
- ii) full details, including a location plan, 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows and doors including their architraves, staircases and their balustrading and handrails, paneling, skirting boards, dado rails and picture rails;
- iii) full details, including a location plan, 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices, bracketed arches and other features;
- iv) the new fireplaces which are proposed to be installed in the building and the works shall be carried out and completed in their entirety fully in

accordance with the approved details and maintained as such thereafter.
Reason: As insufficient information has been submitted; to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2013/00398

22 Madehurst Close Brighton

Conversion of garage to habitable space with associated external alterations.

Applicant: Mr Young

Officer: Liz Arnold 291709

Approved on 28/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			8/02/2013
Block Plan			8/02/2013
Existing Plan, Elevation, Roof and Section	097/07775/01		8/02/2013
Proposed Plan, elevation and Section	097/07775/01		8/02/2013

BH2013/00455

St Marys Hall Eastern Road Brighton

Application for approval of details reserved by conditions 3 and 4 of application BH2010/01833.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 26/03/13 DELEGATED

HANOVER & ELM GROVE

BH2013/00128

28 Hanover Street Brighton

Erection of first floor rear extension.

Applicant: Linda Carr

Officer: Chris Swain 292178

Approved on 28/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 rear window within the hereby permitted extension shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing & proposed plans & elevations	12/079/01A		25/03/2013
Existing & proposed sections	12/079/02		16/01/2013
Site and block plan	12/079/03		16/01/2013

BH2013/00164

26 Lincoln Street Brighton

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

Applicant: Mr Stephen Silverman

Officer: Sonia Gillam 292265

Refused on 03/04/13 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, form and massing would result in the extension appearing overbearing and unneighbourly, particularly when viewed from the adjacent property, No. 24 Lincoln Street. It would result in loss of outlook and a heightened sense of enclosure, and, in the absence of evidence to the contrary, loss of light to this property. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its design, size, form and massing would form a bulky and unsympathetic feature resulting in an overextended appearance to the property. Additionally, by reason of its inappropriate roof form and architectural detailing, the proposal would fail to demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. As such the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/00170

1 Hanover Crescent Brighton

Erection of single storey rear extension with flat roof and parapet wall.

Applicant: Mr Howarth & Ms Thomas

Officer: Pete Campbell 292359

Approved on 20/03/13 DELEGATED

1) BH01.05

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

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

2) BH13.02

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

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

3) BH13.12

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.

BH2013/00171

1 Hanover Crescent Brighton

Erection of single storey rear extension with flat roof and parapet wall.

Applicant: Mr Howarth & Ms Thomas

Officer: Pete Campbell 292359

Approved on 20/03/13 DELEGATED

1) BH01.01

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

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

2) BH13.02

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan and block plan			21/01/2013
Existing part floor plans, sections and elevations	01		21/01/2013
Large scale door details (existing)	02		21/01/2013
Large scale door details (existing)	03		21/01/2013
Large scale window details	04		21/01/2013
Large scale window details	05		21/01/2013
Proposed plans, section and elevations	06	A	13/03/2013
Large scale door details (proposed)	07		21/01/2013
Large scale door details (proposed)	08		21/01/2013
Large scale window details	09	A	13/03/2013
Large scale window details	10	A	13/03./2013

HOLLINGDEAN & STANMER

BH2012/04073

15 Hollingbury Crescent Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Smillie

Officer: Pete Campbell 292359

Approved on 28/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan, block plan and existing plans	1467/1660		20/12/2012
Proposed plans	1467/1661	A	20/12/2012

BH2013/00155

Downs County Infant School Ditchling Road Brighton

Installation of fire escape door to first floor level and metal staircase to north elevation.

Applicant: Ms Kara Sanches

Officer: Pete Campbell 292359

Approved on 18/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan	A-201	A	17/01/2013
Site location plan	A-200	A	17/01/2013
Existing and proposed floor plans location of fire escape	A-300	A	17/01/2013
Existing & proposed elevation	A-400	A	17/01/2013

BH2013/00248

104 Stanmer Villas Brighton

Demolition of existing side extension to facilitate erection of 1no three storey two bedroom dwelling.

Applicant: Mr C Turner

Officer: Sue Dubberley 293817

Refused on 28/03/13 DELEGATED

1) UNI

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

2) UNI2

The proposed development, by reason of its design, form and detailing would fail to provide a suitable standard of design and appearance for new development. The new dwelling would relate very poorly to neighbouring development and would result in a prominent, contrived and incongruous appearance within the street scene which would be out of keeping with, and detrimental to, the character of the local area. The development would, in addition, have a detrimental impact on the design symmetry of the semi-detached pair of houses made up of the application site and the adjoining property to the north, No.102 Stanmer Villas. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan and The National Planning Policy Framework.

3) UNI3

The proposed development, by reason of its location in close proximity to the boundary, site coverage and increased building bulk, would result in an increased sense of enclosure and an overbearing and unneighbourly impact, detrimental to the amenities of neighbouring occupiers of 108 Stanmer Villas. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The application fails to demonstrate that adequate consideration has been given to ensure that the proposed residential unit would comply with Lifetime Homes requirements. The application is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2013/00297

Flats A, B, C and D 256 Ditchling Road Brighton

Replacement of existing doors and UPVC windows with UPVC doors and UPVC sash windows to front and UPVC tilt & turn windows to side and rear elevations.

Applicant: Southdown Housing Association

Officer: Robin K Hodgetts 292366

Refused on 28/03/13 DELEGATED

1) UNI

The drawings provided of the proposed replacement windows are inaccurate and inconsistent with the existing window openings within the building. It is therefore not possible to determine whether the proposal would harm the character of the property or wider area, including the setting of the nearby Preston Park Conservation Area, and the proposals are thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/00298

Flats A, B, C & D 254 Ditchling Road Brighton

Replacement of UPVC windows and timber front door with UPVC door, UPVC sliding sash windows to the front and UPVC tilt and turn windows to the rear at ground floor level.

Applicant: Southdown Housing Association

Officer: Robin K Hodgetts 292366

Refused on 02/04/13 DELEGATED

1) UNI

The drawings provided of the proposed replacement windows are inaccurate and inconsistent with the existing window openings within the building. It is therefore not possible to determine whether the proposal would harm the character of the property or wider area, including the setting of the nearby Preston Park Conservation Area, and the proposals are thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/00351

12 Walton Bank Brighton

Erection of conservatory to the rear.

Applicant: Mr Timothy Herriot

Officer: Sonia Gillam 292265

Approved on 26/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Elevations/ GF Plan	Drawing 1		5/2/13
Existing Elevations/ GF Plan	Drawing 2		5/2/13
Site Plan/ Block Plan	Drawing 3		5/2/13

MOULSECOOMB & BEVENDEAN

BH2013/00119

26 Nyetimber Hill Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr John Panteli

Officer: Chris Swain 292178

Refused on 15/03/13 DELEGATED

1) UNI

The proposed single storey addition would extend beyond the side wall of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse and as such is not considered permitted development

under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/00258

45 Bear Road Brighton

Replacement of existing timber windows and doors with UPVC at ground floor level.

Applicant: Mrs P Lawless

Officer: Chris Swain 292178

Approved on 25/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Set of annotated photographs (3.No)			28/01/2013
Window and door specification sheet			28/01/2013
Site location plan			28/01/2013
Door detail sheet			28/01/2013
Window detail sheet			28/01/2013

QUEEN'S PARK

BH2012/03310

41 - 45 St James's Street Brighton

Erection of an additional storey to facilitate the creation of 1no four bedroom flat with associated external alterations.

Applicant: Mr A Stuart

Officer: Liz Arnold 291709

Refused on 19/03/13 DELEGATED

1) UNI

The proposed extension, by virtue of its excessive height, scale, massing, design, appearance, including the inclusion of coloured render and relationship with the existing street scene, would be of detriment to the visual amenities of the parent property, the surrounding street scenes and the wider area including the East Cliff Conservation Area. The proposed development is therefore contrary to polices QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan

BH2012/03569

Cavendish House Dorset Place Brighton

Installation of replacement UPVC double glazed windows and aluminium entrance doors.

Applicant: Mr Mark Olney

Officer: Pete Campbell 292359

Approved on 26/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			
Proposed west elevation	21882-03		17/12/2012
Proposed south elevation	21882-02	A	17/12/2012
Proposed east elevation	21882-01		17/12/2012
Window profile guide			20/11/2012
Window and door confirmation email from agent			21/03/2013

BH2012/03604

17 Madeira Place Brighton

Change of Use from guesthouse (C1) to residential dwelling.

Applicant: Mr C Lebusque

Officer: Anthony Foster 294495

Refused on 28/03/13 DELEGATED

1) UNI

The applicant has not provided sufficient details of a sustained marketing campaign, occupancy rate, or independently verified accounts to demonstrate the use is genuinely redundant. In addition no detailed information has been provided to demonstrate that other type of guest accommodation would also be unviable for the site. The proposal is therefore contrary to policy SR15 of the Brighton & Hove Local Plan and Policy CP6 of the emerging City Plan.

BH2012/03814

Land at rear of Blake Court Richmond Place Brighton

Erection of 2no timber mobility scooter sheds.

Applicant: Mr Chris Simmons

Officer: Chris Swain 292178

Approved on 22/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Elevations and floor plan	JP12/1017/3		29/11/2012
Site location plan			31/01/2013
Block plan			31/01/2013

BH2012/04067

Brighton College Eastern Road Brighton

Application for approval of details reserved by condition 10 of BH2012/01992.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 15/03/13 DELEGATED

Report from: 14/03/2013 to: 03/04/2013

BH2012/04069

Brighton College Eastern Road Brighton

Application for Approval of details reserved by condition 4 of BH2012/01993.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 15/03/13 DELEGATED

BH2012/04085

7 Queens Park Terrace Brighton

Erection of single storey rear infill extension. (Retrospective)

Applicant: Mrs Siobhan Fitzgerald

Officer: Wayne Nee 292132

Approved on 18/03/13 DELEGATED

1) UNI

The side (west) elevation wall of the extension hereby permitted shall be painted white to match the existing building. The works shall be completed within 3 months of the date of this permission.

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

BH2013/00208

10 Cuthbert Road Brighton

Creation of roof terrace to first floor incorporating balustrading and screening.

Applicant: Alan Donaldson

Officer: Robin K Hodgetts 292366

Refused on 28/03/13 DELEGATED

1) UNI

The proposed roof terrace, by reason of its height and prominent position would create an increased sense of overlooking and loss of privacy to the neighbouring properties. The application is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed roof terrace, by reason of its design and location would be an incongruous and unusual addition to the roofscape out of character with the surrounding area. The application is thereby contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/00229

The School Clinic and Children's Welfare Centre Morley Street Brighton

Installation of brick piers with metal gates to car park and pedestrian entrance and railings mounted on existing walls.

Applicant: Sussex Community NHS Trust

Officer: Chris Swain 292178

Approved on 25/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans, elevation and site plan	Morley Gates 1		28/01/2013

BH2013/00306

18B Margaret Street Brighton

Installation of replacement velux balcony window to rear providing access to new roof terrace at first floor level. Revised fenestration at front and rear.

Applicant: Mr & Mrs Steve Beadle

Officer: Liz Arnold 291709

Refused on 28/03/13 DELEGATED

1) UNI

The proposed rooflights, by reason of their excessive size, and the balustrading to the proposed roof terrace, by virtue of its elevated positioning and the mix of materials proposed, would create an unacceptable and incongruous form of development which would be of detriment to the character and appearance of the existing property and the surrounding East Cliff Conservation Area. The proposals are thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed rear roof terrace, by virtue of its elevated position, height and siting, would represent an un-neighbourly development by virtue of resulting in both actual and perceived loss of privacy and overlooking to neighbouring properties. The development would therefore cause detriment to the amenities of neighbouring occupiers, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00382

51 Windmill Street Brighton

Erection of single storey rear extension.

Applicant: Jacob Sims-Fielding

Officer: Sonia Gillam 292265

Approved on 02/04/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	1		05/02/2013
Existing Site Plan	2		05/02/2013
Proposed Site Plan	3		05/02/2013

Floor Plans	4		05/02/2013
Roof Plans	5		05/02/2013
Rear Elevation	6		05/02/2013
Section	7		05/02/2013

ROTTINGDEAN COASTAL

BH2012/03813

Units 1 - 5 Ground Floor & Unit 1 First Floor Waterfront Brighton Marina Brighton

Change of Use from retail (A1) on ground floor and drinking establishment (A4) on first floor to restaurant (A3).

Applicant: X-Leisure Ltd

Officer: Anthony Foster 294495

Approved on 20/03/13 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	18800001/1		20/12/2012
Ground Floor Restaurant Unit 1-5 Lease Plan	2404/DQ/01		20/12/2012
First Floor Restaurant Unit 1 Lease Plan	2404/DQ/02		20/12/2012

3) UNI

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

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

4) 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 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. The methodology of the background noise survey shall be agreed with the local planning authority prior to commencement.

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 intoxicating liquor shall be sold or supplied within the A3 unit hereby approved except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased

within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan.

6) UNI

The premises shall not be in use except between the hours of 09.00 and 23.00.

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

BH2012/04029

6 Bevendean Avenue Saltdean Brighton

Demolition of existing garage to facilitate erection of a single storey side extension with associated external alterations.

Applicant: Mrs Heather Sorrell

Officer: Pete Campbell 292359

Approved on 27/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	001		19/12/2012
Existing and proposed block plans	002		19/12/2012
Existing floor plans	003		19/12/2012
Proposed floor plans	004		19/12/2012
Existing and proposed elevations	005		08/02/2013

BH2013/00100

Ovingdean Hall College Greenways Brighton

Erection of electrical substation.

Applicant: Ovingdean Properties Ltd

Officer: Sue Dubberley 293817

Approved on 18/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 electrical substation shall be controlled such that the Rating Level, measured or calculated at 1metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background

noise levels to be determined as per the guidance provided in BS 4142:1997
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 fencing and gates hereby approved and shown on drawing nos. 0146.DD.836 revision B and 0146.DD.835 revision B received 26 February 2013, shall be erected prior to the sub station being brought into use. The fencing and gates shall be treated with clear wood preservative and allowed to weather naturally to a silver grey shade.

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

4) 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 details of planting plans, species, plant sizes, and proposed numbers / densities.

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

5) UNI

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 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.

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 drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing plan and elevations	0146.EXG.800		14/01/2013
Location and block plan	0146.EXG.002		14/01/2013
Sub-station plan details	0146.DD.835	B	26/02/2013
Detail section and elevations	0146.DD.836	B	26/02/2013

7) UNI

No development shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on the site, has been submitted to and approved in writing by the Local Planning Authority; no development shall take place except in complete accordance with the approved protection scheme. Reason: To protect the trees, shrubs and hedges 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.

BH2013/00147

Flat 4, 4 Lewes Crescent Brighton

Extension of part of flat over existing flat roof above first floor to form an additional self contained one bedroom flat with roof terrace.

Applicant: Mr Simon Mawby

Officer: Anthony Foster 294495

Approved on 18/03/13 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH04.01A

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

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

4) UNI

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

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

5) UNI

No works shall take place until full details of the proposed lead clad plinth and sun pipe windows including 1:20 scale cross sections 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.

6) UNI

Notwithstanding the approved plans, details of the chimney structure, including 1:20 scale sample elevations and 1:1 scale joinery profiles of the terminus at the base and treatment at the top shall be submitted to and approved in writing by the Local Planning Authority before works commence. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

The rendered parts of 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, 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, and retained as such thereafter.

Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

8) 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.

9) UNI

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

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			17/01/2013
Block Plan			17/01/2013
Plan of Rear Roof As Existing	S1		17/01/2013
Section on AA as Existing	S2		17/01/2013
Section on BB as Existing	S3		17/01/2013
Elevation to Rock Grove as Existing	S4		17/01/2013
Section on CC as Existing	S5		17/01/2013
Section on DD as Existing	S6		17/01/2013
Section on EE as Existing	S7		17/01/2013
Plan of new flat as proposed	P1		17/01/2013
Section on AA as proposed	P2		17/01/2013
Section on BB as proposed	P3		17/01/2013
Elevation to Rock Grove	P4		17/01/2013
Section on CC as proposed	P5		17/01/2013
Section on DD as proposed	P6		17/01/2013
Section on EE as proposed	P7		17/01/2013
Roof Plan as Proposed	P8		17/01/2013
Window details as proposed	D1		17/01/2013
Window details as proposed	D2		17/01/2013
Window details as proposed	D3		17/01/2013
Sash window 1 details as Proposed	D5		17/01/2013
2 of 3			

Sash window 1 details as Proposed 3 of 3	D6		17/01/2013
Sash window 2 & 3 details as Proposed 1 of 3	D7		17/01/2013
New Lantern Window Details	D10		17/01/2013

11) UNI

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

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

BH2013/00148

Flat 4, 4 Lewes Crescent Brighton

Extension of part of flat over existing flat roof above first floor to form an additional self contained one bedroom flat with roof terrace.

Applicant: Mr Simon Mawby

Officer: Anthony Foster 294495

Approved on 18/03/13 DELEGATED

1) BH01.05

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

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

2) BH13.11

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

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

3) BH13.12

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

Notwithstanding the approved plans, details of the chimney structure, including 1:20 scale sample elevations and 1:1 scale joinery profiles of the terminus at the base and treatment at the top shall be submitted to and approved in writing by the Local Planning Authority before works commence. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the colour of the background walls and maintained as such thereafter.

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

6) UNI

The rendered parts of 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, 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, and retained as such thereafter.

Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

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

Reason: 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.

8) UNI

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

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

9) 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.

10) UNI

No works shall take place until full details of the proposed lead clad plinth and sun pipe windows including 1:20 scale cross sections 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.

BH2013/00181

27 Arundel Street Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Fiona Lomas & Imelda Glackin

Officer: Louise Kent 292198

Approved on 26/03/13 DELEGATED

BH2013/00209

6 Stanmer Avenue Saltdean Brighton

Erection of 2no single storey extensions to the front elevation.

Applicant: Ashley Skein

Officer: Pete Campbell 292359

Refused on 19/03/13 DELEGATED

1) UNI

The proposed extensions represent prominent, uncomplimentary and disruptive additions at the front of the property which would detract significantly from the character and appearance of the host building and the street scene of Stanmer Avenue. The development would be contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2013/00227

21 Lustrells Vale Saltdean Brighton

Demolition of existing conservatory and erection of 2 storey rear extension with flat roof.

Applicant: Mrs J Moriarty

Officer: Andrew Huntley 292321

Refused on 28/03/13 DELEGATED

1) UNI

The proposed extension, by virtue of its design, size, form and massing would result in a visually intrusive and bulky addition to the rear of the property which is unsympathetic to the design of the existing modest chalet bungalow and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2013/00305

Rendezvous Casino Brighton Marina Village Brighton Marina Brighton

Erection of first floor external smoking terrace cantilevered to rear of building

Applicant: London Clubs International PLC

Officer: Andrew Huntley 292321

Approved on 02/04/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	12/1069/PL/LP		31.01.2013
Proposed Section A-A	12/1069/PL/02	A	11.02.2013
Proposed Terrace Structure	12/1069/PL/04	A	11.02.2013
Proposed Terrace Layout	12/1069/PL/05	A	11.02.2013
Proposed Roof Plan	12/1069/PL/06	A	11.02.2013
Proposed Elevation	12/1069/PL/07	A	11.02.2013
Proposed Section B-B	12/1069/PL/08	A	11.02.2013
Perspective Views	12/1069/PL/09	A	11.02.2013
Proposed First Floor Plan	12/1069/PL/10	A	11.02.2013
Proposed Elevations (1)	12/1069/PL/13	A	11.02.2013
Proposed Elevations (2)	12/1069/PL/14	A	11.02.2013

Report from: 14/03/2013 to: 03/04/2013

BH2013/00431

100 Dean Court Road Rottingdean Brighton

Remodelling of existing bungalow including alterations to and of roof height to facilitate creation of additional floor and other associated works.

Applicant: James Middleton

Officer: Wayne Nee 292132

Approved on 14/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 first floor en-suite bathroom window in the north east elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing	437/02		08/02/2013
Proposed	437/04		08/02/2013
Street profile	437/03	A	08/02/2013

WOODINGDEAN

BH2013/00217

42 Warren Avenue Brighton

Certificate of Lawfulness for proposed single storey rear and side extensions.

Applicant: Mr Mark Vanoli

Officer: Pete Campbell 292359

Approved on 21/03/13 DELEGATED

BH2013/00316

93 Crescent Drive North Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Monk

Officer: Chris Swain 292178

Refused on 28/03/13 DELEGATED

1) UNI

The proposed rear addition, by reason of its depth, design, and siting would result in a contrived and overextended built form, detracting significantly from the appearance and character of the building and the surrounding area, contrary to

policy QD14 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2012/03575

Basement Flat 6 Brunswick Terrace Hove

Internal alterations to layout of flat. Re-installation of original sash window replacement/ addition of door and window at rear elevation, provision of additional toilet in existing outhouse.

Applicant: Mr John Harwood

Officer: Helen Hobbs 293335

Approved on 28/03/13 DELEGATED

1) BH01.05

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

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

2) BH13.12

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

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

BH2012/03576

Basement Flat 6 Brunswick Terrace Hove

Alterations to fenestration on the North elevation.

Applicant: Mr John Harwood

Officer: Helen Hobbs 293335

Approved on 27/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed site and location plan	E01	A	5/12/2012
Existing floor plan	E02	A	5/12/2012
Existing internal elevations	E03	A	5/12/2012
Existing internal elevations	E04	A	5/12/2012
Existing internal and external elevs	E05	A	5/12/2012
Existing and proposed	E06		5/12/2012

Report from: 14/03/2013 to: 03/04/2013

Proposed floor plan	P02	G	27/02/2013
Proposed internal elevations	P03	B	25/02/2013
Proposed internal elevations	P04	B	25/02/2013
Proposed external elevations	P05	B	25/02/2013
Proposed W1 details	P06		25/02/2013
Proposed D5 details	P07	A	27/02/2013

BH2013/00194

Flat 4 6 Lansdowne Place Hove

Internal alterations to layout of flat and changes to rear fenestration. (Retrospective).

Applicant: Mr & Mrs Steven Porter

Officer: Helen Hobbs 293335

Approved on 25/03/13 DELEGATED

1) UNI

The approved replacement window shown on drawing no 09D received on 15th March 2013, shall be installed and painted white within 6 months of the date of this permission.

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

2) UNI

The doors shall be painted white within 3 months of the date of this permission.

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

CENTRAL HOVE

BH2012/04065

Garages Opposite 2 Hove Place Hove

Application for Approval of Details Reserved by Condition 3 of application BH2012/02000.

Applicant: Mr A Capetta

Officer: Adrian Smith 290478

Approved on 26/03/13 DELEGATED

BH2013/00042

Hove Town Hall Norton Road Hove

Erection of glazed structure with pitched roof and metal access stairs over existing lightwell. Installation of air handling units with associated duct work (retrospective)

Applicant: Mr Nigel McCutcheon

Officer: Jason Hawkes 292153

Approved on 14/03/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Rooflight layout	RLA-LO1	B	8/01/2013
Rooflight layout	RLA-LO2	B	8/01/2013
High Level Ground Floor Ventilation Layout	VSL-6703-MO2A	B	8/01/2013
Location Plan	001		17/01/2013

Block Plan	002		17/01/2013
Roof Plan as Existing	005		8/01/2013
Elevations	008	A	14/01/2013
Plans, Sections & Elevations	205	D	8/03/2013
Rooflight Plan Showing Access	206	C	17/01/2013
Proposed Elevations	207	A	8/03/2013

BH2013/00090

9 George Street Hove

Installation of 2no replacement air conditioning units to rear elevation and 4no satellite dishes to roof.

Applicant: Paddy Power Ltd

Officer: Helen Hobbs 293335

Approved on 14/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations, site location plan and block plan	12404-05		11/01/2013
Proposed plans and elevations	12404-09		11/01/2013
Daikin High Efficiency Roundflow Cassette specification sheet			11/01/2013
Daikin Wall mounted unit specification			11/01/2013

BH2013/00300

Flat 34 Bath Court Kings Esplanade Hove

Replacement of existing windows with UPVC double glazed windows.

Applicant: Mr Jeffrey Greenaway

Officer: Steven Lewis 290480

Approved on 26/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			15/02/2013
Window 1 details			15/02/2013
Window 2 details			15/02/2013
Window 3 details			15/02/2013

Window specifications			15/02/2013
Door specifications			15/02/2013
Photographic Records			15/02/2013

BH2013/00309

Flat 5 3 St Aubyns Hove

Replacement of existing single glazed timber windows to the rear dormer with double glazed metal windows.

Applicant: Miss Heather James

Officer: Robert McNicol 292322

Approved on 22/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan, existing plans	0803-PA-001		31/01/2013
Proposed elevations	0803-PA-020		4/02/2013
Window specifications	Alitherm 300		31/01/2013

BH2013/00336

93 Church Road Hove

Erection of rear extension to the first floor to provide additional staff accommodation.

Applicant: Ganges Brasserie

Officer: Helen Hobbs 293335

Refused on 28/03/13 DELEGATED

1) UNI

The proposed extension in conjunction with the existing extension, by reason of their combined height, depth and design, would poorly relate to the existing property, and would result in a overdeveloped and incongruous appearance to the detriment of the character and appearance of the existing property and surrounding conservation area. The proposal is therefore contrary to policy HE 6 & QD 14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed relocation of the existing flue, due to its size and appearance, would increase its prominence and form an incongruous and unsightly feature to the detriment of the character and appearance of the existing property and surrounding conservation area. The proposal is therefore contrary to policy HE 6 & QD 14 of the Brighton & Hove Local Plan.

GOLDSMID

BH2012/03988

121 - 131 Conway Street Hove

Application for variation of condition 4 of 3/87/0895 (Change of use to 3no Class B1 Units from existing Builders Depot) that the use hereby authorised shall be limited to the hours of 0700 to 2100 Monday to Saturday, and 1100 to 1500 hours on Sundays and Bank Holidays.

Report from: 14/03/2013 to: 03/04/2013

Applicant: Beads Unlimited
Officer: Clare Gibbons 292454
Refused on 20/03/13 DELEGATED

1) UNI

The proposed extended hours of use would result in additional comings and goings to and from the commercial premises, both pedestrian and vehicular, outside of normally accepted working hours thereby leading to additional noise and disturbance to the detriment of the amenities of the occupiers of residential properties that adjoin the site. The proposal is thereby contrary to the provisions of policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2013/00048

159 Sackville Road Hove

Excavation at ground floor level to create shop, community room and store with new shopfront and entrance on Sackville Road.

Applicant: Mrs Sarah Counter
Officer: Jason Hawkes 292153

Approved on 25/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 development shall commence until details of the proposed roller shutters have been submitted to and approved in writing by the Local Planning Authority. The details shall include information of the proposed housing of the roller shutters. The details shall indicate that the roller shutters will powder coated painted to match the approved shopfront and that the housing will be concealed within the shopfront, below the fascia.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD10 of the Brighton & Hove Local Plan.

4) UNI

No development shall commence until an Arboricultural Method Statement regarding the protection of the two adjacent street trees during the construction phase has been submitted to and approved in writing by the Local Planning Authority. The statement shall be in accordance with BS 5837 (2005) Trees in relation to Construction and will include protection of roots. The works shall be implemented in accordance with the approved statement.

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

5) UNI

The proposed shop, café and community room shall be operated by and used in relation to the Salvation Army and their mission outreach only and by no other business or person.

Reason: To protect the amenity of adjacent properties and preserve the viability of nearby shop units in accordance with policies QD27 and policy SR7 of the Brighton & Hove Local Plan.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	40042-47-00		8/01/2013
Block Plan			8/01/2013
Proposed Shop Front	40042-47-SF1		11/01/2013
Existing & Proposed Street Elevations	40042-47-01		11/01/2013
Existing & Proposed Site & Floor Plans	40042-47-02		11/01/2013
Revised Elevation New Shop Front Elevation	40047-02	Rev1	11/01/2013
Existing Site & Floor Plans	40042-47-03		11/01/2013
Proposed Shop Front Section	40042-47-06		28/01/2013

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 with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants.

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

BH2013/00081

Rear of Beresford Court Somerhill Road Hove

Certificate of Lawfulness for proposed change of use from (B8) storage to (B1) office.

Applicant: Geneva Investment Group

Officer: Adrian Smith 290478

Refused on 14/03/13 DELEGATED

1) UNI

Insufficient evidence has been submitted to demonstrate that the site constitutes a lawful B8 use and has done so for a continuous period of 10 years or longer. Consequently, the change of use of the site to a B1 office use fails to accord with Schedule 2, Part 3, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/00271

59 Goldstone Lane Hove

Conversion of garage to habitable space with associated external alterations.

Applicant: Mr S Glennon

Officer: Mark Thomas 292336

Approved on 20/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 converted garage space shall only be used and occupied as ancillary accommodation to 59 Goldstone Lane and shall at no time be occupied as a separate residential unit.

Reason: The use of the space as a separate residential unit would require planning permission and in the interests of amenity in order to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			29/01/2013
Block plan			29/01/2013
Existing plans and elevations			29/01/2013
Proposed plans and elevations			29/01/2013

BH2013/00362

58A Palmeira Avenue Hove

Application for Approval of Details Reserved by Condition 9 of application BH2012/01177.

Applicant: Mr David Owen

Officer: Helen Hobbs 293335

Approved on 02/04/13 DELEGATED

BH2013/00363

58 Palmeira Avenue Hove

Application for Approval of Details Reserved by Condition 10 of application BH2012/01178.

Applicant: Mr David Owen

Officer: Helen Hobbs 293335

Approved on 02/04/13 DELEGATED

HANGLETON & KNOLL

BH2013/00288

45 Holmes Avenue Hove

Erection of single storey rear extension.

Applicant: Mark Bucknall

Officer: Helen Hobbs 293335

Approved on 20/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed plans			29/01/2013
Existing plans including site plan and block plan			29/01/2013

BH2013/00607

200 Hangleton Road Hove

Display of 1no internally illuminated totem sign.

Applicant: Mitchells & Butlers

Officer: Guy Everest 293334

Approved on 27/03/13 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.

NORTH PORTSLADE

BH2012/04084

Rowan House Rowan Close Portslade

Conversion of existing building to form 8no flats and 1no maisonette with associated alterations including partial demolition of existing building, revised and additional fenestration, creation of balconies and additional parking.

Applicant: Mr C Benson

Officer: Adrian Smith 290478

Approved on 26/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

The first floor windows to the west side elevation shall be fitted with obscure glazing prior to first occupation in accordance with drawing 2101 rev 03 received on 06 March 2013, and shall thereafter be retained as such.

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

3) UNI

The vehicle parking areas shown on the approved plans shall be allocated on a minimum one bay per unit ratio and not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

4) UNI

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

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

5) UNI

The 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. The doors to the facilities shall not open outwards and the 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

No residential development shall commence until:

(a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Domestic Refurbishment (or an

equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve a BREEAM Domestic Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and

- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

None of the residential units hereby approved shall be occupied until a BREEAM Domestic Refurbishment Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved a BREEAM Domestic 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.

10) 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 doors to the facility shall not open outward and the cycle parking facilities shall thereafter be retained for use at all times.

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

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	1000	01	06/03/2013
Existing plans and elevations	2000	00	06/03/2013
	2100	00	06/03/2013
Proposed site plan, floor plans and elevations	2002	03	14/03/2013
	2001	03	14/03/2013
	2101	04	14/03/2013

12) UNI

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

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

SOUTH PORTSLADE

BH2013/00168

65 Norway Street Portslade

Loft conversion incorporating additional window to side elevation, erection of timber shed to side and repairs to boundary wall.

Applicant: Mr Isabel Mullery

Officer: Mark Thomas 292336

Approved on 03/04/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	IM 0103_00		6/02/2013
Proposed elevations	IM 0103_04		21/01/2013
Proposed plan and side elevation	IM 0103_03	A	6/02/2013
Existing floor plans	IM 0103_06		6/02/2013
Existing elevations	IM 0103_02		21/01/2013
Existing plans	IM 0103_01		21/01/2013

Report from: 14/03/2013 to: 03/04/2013

BH2013/00176

Emmaus Community Drove Road Portslade

Erection of infill conservatory extension to West elevation and external alterations including reinstatement of lower ground floor windows and extension of raised terrace area.

Applicant: Ms Christine Squince

Officer: Jason Hawkes 292153

Approved on 20/03/13 DELEGATED

1) BH01.01

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

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

2) BH13.01

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

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

3) BH13.09

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

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

4) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

5) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

6) UNI

The proposed shop (as extended) will be operated by and used in relation to the Emmaus Community only and by no other business or person.

Reason: To protect the amenity of adjacent properties and preserve the viability of nearby shop units in accordance with policies QD27 and SR8 of the Brighton & Hove Local Plan and policy CP4 of the Brighton & Hove Submission City Plan Part One.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site & Block Plans & Photography	1277-P-01		21/01/2013
Existing Plans & Elevations	1277-P-02		21/01/2013
Proposed Plans & Elevations	1277-P-03	D	15/02/2013
Elevation	1277-P-004	P1	21/01/2013
Section A-A	1277-P-005	P3	25/02/2013

8) UNI

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

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

BH2013/00364

7 South Street Portslade

Installation of A.T.M to glazed front elevation.

Applicant: Bank of Ireland

Officer: Robert McNicol 292322

Refused on 03/04/13 DELEGATED

1) UNI

By virtue of its height and positioning, the ATM would dominate the appearance and erode the sense of proportion of the shopfront, having a detrimental impact on the appearance of the recipient property and the wider conservation area. The proposal is therefore contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan 2005.

HOVE PARK

BH2012/03511

Park House Old Shoreham Road Hove

Application for Approval of Details Reserved by Condition 20i)(a) of application BH2012/00114.

Applicant: Denne Construction Ltd

Officer: Christopher Wright 292097

Approved on 15/03/13 DELEGATED

BH2012/03734

Sackville Trading Estate Sackville Road Hove

Application to extend time limit for implementation of previous approval BH2009/00761 for Demolition of existing buildings with construction of new comprehensive development providing a mix of uses focusing around a new public square, including: an A1 food store, A1 non-food retailing, associated A2-A5 retailing, residential apartments, offices, underground car parking, associated infrastructure works including improved access, servicing and public realm improvements.

Applicant: Coal Pension Properties Ltd

Officer: Adrian Smith 290478

Approved after Section 106 signed on 28/03/13

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 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 unless otherwise agreed in writing by the Local Planning Authority.

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.

3) UNI

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

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

4) UNI

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

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

5) UNI

A minimum of six units (four within the affordable accommodation and two within the market accommodation) are to be built to wheelchair standards to the satisfaction of the Local Planning Authority.

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

6) UNI

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

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

7) UNI

Noise associated with plant 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.

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

8) UNI

The residential units shall be constructed as per the recommendations set out in

the Noise and Vibration Report by Hann Tucker Associates (reference 14240/PPG24/1 dated 27 January 2009.

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

9) UNI

The A1 retail floor space and food store shall not be open to customers except between the hours of 07:00 and 21:00 Monday to Fridays and 08:00 and 18:00 Saturdays, 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.

10) UNI

The office accommodation shall not be open except between the hours of 07:00 to 19:00 Monday to Fridays and not at any time on Saturdays, 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.

11) UNI

The A3/A4/A5 shall not be open to customers except between the hours of 08:00 and 23:00.

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

12) UNI

The retail units shall not be subsequently sub-divided into smaller units without the consent of the Local Planning Authority.

Reason: To ensure that the retail element does not prejudice the vitality and viability of the existing shopping centres and to comply with policy SR2 of the Brighton & Hove Local Plan.

13) UNI

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

Reason: In order to protect controlled groundwater and to comply with policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

14) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: In order to protect controlled waters (groundwater) and to comply with policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

15) UNI

All planting, seeding or turfing comprised in the Landscape and Public Realm Statement received on the 30th March 2009 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.

16) UNI

The development shall provide a minimum of 330m² surface area of solar thermal collectors.

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

17) UNI

No public house, bar or other form of drinking establishment in the development hereby permitted shall have a standing public floor space which exceeds 150 square metres.

Reason: To prevent noise, nuisance, disturbance and public disorder, to protect the amenities of the occupants of residential accommodation within the vicinity of the site and to comply with policies QD2, QD7, QD27 and SR12 of the Brighton & Hove Local Plan.

18) UNI

No alcohol shall be sold or supplied in any café or restaurant which has a public floorspace in excess of 150 square metres within the development hereby permitted except to persons who are taking meals on the premises and who are seated at tables.

Reason: To prevent noise, nuisance, disturbance and public disorder, to protect the amenities of the occupants of residential accommodation within the development and within the vicinity of the site and to comply with policies QD2, QD7, QD27 and SR12 of the Brighton & Hove Local Plan.

19) UNI

Notwithstanding drawing no. 0336-PD-133-A, only one of the units identified as unit 11, 12 or 13 shall be operated as a drinking establishment (as defined by Class A4 of the Use Classes Order) at any one time.

Reason: To safeguard the amenities of occupiers of nearby residential properties and to avoid concentrations of A4 uses in the interests of crime prevention, to comply with the aims of policies SR12 and QD27 of the Brighton & Hove Local Plan.

20) UNI

Other than the mezzanine floor space referred to in the accompanying submission and shown on drawing no. 0336-PD-134-A, no further sub-division or creation of mezzanine floor space is permitted without the express permission of the Local Planning Authority.

Reason: To protect the vitality and viability of the existing shopping centres and to comply with policy SR2 of the Brighton & Hove Local Plan.

21) UNI

The employment/commercial building shall only be used for B1 use only and for no other purpose (including any other purpose in Class B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of retaining the employment floor space within the development and to safeguard the amenities of the area in accordance with policies EM3, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

22) 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.

23) 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.

24) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code Level 4 for all residential units have been submitted to the Local Planning Authority; and
- b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code Level 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.

25) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM 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.

26) UNI

No development shall take place until details of the acoustic screening to be installed along the perimeter of the roof top communal gardens at first floor level have been submitted to and approved in writing by the Local Planning Authority. The acoustic screening shall be implemented in strict accordance with the approved details prior to the occupation of the residential units and shall

thereafter be retained as such.

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

27) 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 retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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.

28) UNI

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until details of securing natural light and ventilation to the main bathrooms and en suite bathroom areas. 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, in accordance with policy SU2 of the Brighton & Hove Local Plan.

29) UNI

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

Reason: To ensure that adequate surface water and foul sewerage drainage is available prior to the development commencing and to comply with policies SU4 and SU5 of the Brighton & Hove Local Plan.

30) UNI

No development shall commence until details of the proposed water infrastructure plans have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that there is capacity in the local network to provide a water supply to the scheme and to comply with policies SU2, SU4 and SU5 of the Brighton & Hove Local Plan.

31) UNI

Prior to development commencing, a document shall be submitted to the Local Planning Authority, demonstrating how the arsenic and benzo-a-pyrene exceedances identified within the ground investigation report are to be dealt with to ensure that the development is fit for end use and that all significant pathways have been severed. These shall include building services and shall be submitted in writing to the Local Planning Authority for approval.

Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

32) UNI

Prior to commencement of development a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It should also include any plan (a 'long-term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency

action, as identified in the verification plan, and for the reporting to this to the Local Planning Authority.

Reason: In order to protect controlled groundwater and to comply with policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

33) UNI

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system and to comply with policies SU3, SU4, SU5 and SU11 of the Brighton & Hove Local Plan.

34) UNI

No development shall commence until fences for the protection of trees identified to be retained have been erected in accordance with the submitted Tree Assessment received on the 30th March 2009 and in accordance with BS5837 Protection of Trees to be Retained. 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.

35) UNI

Prior to development commencing the site shall be registered with the Considerate Constructors Scheme.

Reason: To ensure that the development is undertaken in a sustainable manner and to comply with Supplementary Planning Document SPD08 Sustainable Building Design.

36) UNI

Prior to commencement of development, evidence of the capacity for future installation of PV panels on the roof shall be submitted to the Local Planning Authority. Evidence shall be submitted to the Local Planning Authority demonstrating that the potential locations are available to be utilised prior to first occupation of the residential units.

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.

37) UNI

No development shall take place until large scale constructional detail of all external features and samples of materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details.

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

38) UNI

No development shall take place until details of all roof top structures have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details.

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

39) UNI

No development shall take place until details of the Local Area of Play and Local Equipped Area of Play have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details, retained as such thereafter and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure the satisfactory provision of children's equipped play space and to comply with policy HO6 of the Brighton & Hove Local Plan.

40) UNI

No development shall take place until full details of the communal recreational space to be provided at first floor level have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details, retained as such thereafter and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure the satisfactory provision of casual/informal space and to comply with policy HO6 of the Brighton & Hove Local Plan.

41) UNI

No development shall take place until a revised car park layout plan has been submitted to and approved in writing by the Local Planning Authority. The revised car park layout shall include 4 electric vehicle charging points and 1 for 1 parking for the residential units.

Reason: To ensure a satisfactory car parking layout and to comply with policies TR18 and TR19 of the Brighton & Hove Local Plan.

42) UNI

Prior to the commencement of development, plans, elevations and details of materials to be used in all gates, railing fences and other boundary treatments of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drawings and details.

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

43) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all levels of the development and have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved level details.

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

44) UNI

No development shall take place until an accessibility statement has been submitted to and approved in writing by the Local Planning Authority. This would need to look at the layout and accessibility of the whole of the site including the public square as well as the accessibility of individual buildings. The development shall be implemented fully in accordance with the details contained within the Accessibility Statement and retained as such thereafter.

Reason: To ensure effective accessibility to the development and to comply with policies QD2 and HO13 of the Brighton & Hove Local Plan.

45) 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.

46) UNI

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

47) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 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.

48) UNI

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

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

49) UNI

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

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

50) UNI

Prior to occupation of the food store, an operation plan shall be submitted and agreed in writing to the Local Planning Authority detailing how the food store shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections, requirements of home delivery vehicles; associated areas/plant and vehicle types. The food store shall operate in strict accordance with the operational plan agreed at all times.

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

51) UNI

No individual retail unit shall be occupied until an operation plan is submitted and agreed in writing to the Local Planning Authority detailing how the retail units shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections, requirements of home delivery vehicles; associated areas/plant and vehicle types. The retail units shall operate in strict accordance with the operational plan agreed at all times.

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

52) UNI

The office accommodation shall not be occupied until an operation plan is submitted and agreed in writing to the Local Planning Authority detailing how the office accommodation shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections; associated areas/plant and vehicle types. The office accommodation shall operate in strict accordance with the operational plan agreed at all times.

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

53) UNI

The rainwater harvesting scheme proposed shall be implemented in its entirety and available from use prior to first occupation of residential units.

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.

54) UNI

No development shall take place until details of the stack height of the proposed biomass CHP have been submitted to and approved in writing by the Local Planning Authority. The stack height of the proposed biomass plant should be in accordance with the Chimney Height Memorandum and be a minimum of three metres above roof height. This emission flue will be no closer than 4.5 metres vertical distance to the nearest residential window. The scheme shall be implemented in strict accordance with the agreed details.

Reason: To protect neighbouring residential amenity and to comply with policies SU9 and SU11 of the Brighton & Hove Local Plan.

55) UNI

No development shall take place until details of the source of the biofuel for the CHP has been submitted to and approved in writing by the Local Planning Authority. The CHP shall be operated in accordance with the agreed details.

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

56) UNI

Notwithstanding details of the email dated 9 July 2009 confirming the scheme will be constructed in one phase, in the event of an introduction of a phased construction programme, no development shall commence until full details of the phased construction programme have been submitted and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details unless otherwise agreed in writing.

Reason: So as to ensure the implementation of the entire scheme and to comply with policies TR1, TR2, TR4, TR7, TR14, TR18, TR19, SU2, QD1, QD2, QD3, QD4, QD5, QD6, QD15, QD16, HO2, HO3, HO4, HO5, HO6, HO13, EM3, SR1 and SR2 of the Brighton & Hove Local Plan.

57) UNI

None of the commercial units or residential units shall be occupied until the public realm works or roof top gardens have been implemented.

Reason: So as to ensure the implementation of the entire scheme and to comply with policies QD1, QD2, QD7 and HO6 of the Brighton & Hove Local Plan.

58) UNI

No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details.

Reason: To ensure the implementation of the development does not unduly affect the local road network in terms of traffic congestion and air quality and to comply with policies TR1, SU9 and SU11 of the Brighton & Hove Local Plan.

59) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plans	0336-PD-130	A	13/05/2009
	0336-PD-131	A	13/05/2009
Existing plans	0336-X-01	A	13/05/2009
	0336-X-02		30/03/2009
	0336-X-03		30/03/2009
Proposed floor plans	0336-FS-132	A	13/05/2009
	0336-PD-133	A	13/05/2009
	0336-PD-134	A	13/05/2009
	0336-PD-135	A	13/05/2009
	0336-PD-136		30/03/2009
	0336-PD-137		30/03/2009
	0336-PD-138		30/03/2009
	0336-PD-139		30/03/2009
Typical flat layout	0336-PD-151		30/03/2009
	0336-PD-152		30/03/2009
	0336-PD-153		30/03/2009
	0336-PD-154		30/03/2009
	0336-PD-155		30/03/2009
	0336-PD-157		30/03/2009
	0336-PD-158		30/03/2009
Proposed elevations & sections	0336-PD-141		30/03/2009
	0336-PD-142		30/03/2009
	0336-PD-143		30/03/2009
	0336-PD-144		30/03/2009
	0336-PD-145		30/03/2009
	0336-PD-146		30/03/2009
	0336-PD-147		30/03/2009
	0336-PD-148		30/03/2009
	0336-PD-149	A	09/04/2009
	0336-PD-150		30/03/2009
	0336-PD-156		30/03/2009
0336-PD-158		30/03/2009	
Landscaping plans and Fire Strategy plan	300-001-PL	B	30/03/2009
	300-002-PL	B	30/03/2009
	300-003-PL	B	30/03/2009
	300-004-PL	C	30/03/2009
	300-005-PL	B	30/03/2009
	0336-PD-140	A	13/05/2009

BH2012/03801

117 Shirley Drive Hove

Erection of ground floor and basement level front extensions incorporating revised driveway, new boundary wall with gated entrance and associated alterations.

Applicant: Mr Edward Hamilton

Officer: Helen Hobbs 293335

Approved on 27/03/13 DELEGATED

1) BH01.01

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

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

2) BH05.10

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

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

3) 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.

4) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover (the northern of the 2 vehicle crossovers outside 117 Shirley Drive) back to verge by raising the existing kerb and replacing the existing vehicle crossover construction with soil and seeding to create a grass verge. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: In the interests of highway safety and to comply with policies TR7 and Qd15 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed ground floor plan	1	G	5/12/2012
Proposed elevations	2	F	5/12/2012
Proposed site sections	3	E	5/12/2012
Proposed first floor, basement and roof plans	4	A	5/12/2012
Block plan	6	A	11/12/2012
Existing plans	7		5/12/2012
Existing elevations	8		5/12/2012
Existing ground floor & garden plan	9		11/12/2012

6) UNI

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the

retention and protection of the Malus spp growing in the verge outside the above property has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme. Protective fencing shall be retained intact for the full duration of the development hereby approved, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

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.

BH2012/04034

44 Hill Brow Hove

Erection of rear extensions to lower ground floor and to create basement level.

Applicant: Mrs Sue Chapple

Officer: Adrian Smith 290478

Approved on 26/03/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

3) UNI

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			18/12/2012
Block plan			18/12/2012
Existing plans and elevations	1352012/01		18/12/2012
	1352012/02		18/12/2012
Proposed plans and elevations	1352012/06		18/12/2012
	1352012/07		18/12/2012

5) 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.

BH2013/00111**69 Benett Drive Hove**

Provision of front dormer window.

Applicant: Mr Warren Bagnal

Officer: Clare Gibbons 292454

Approved on 19/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plans	AD200		14/01/2013
Existing Plans	AD201		14/01/2013
Existing Elevations	AD203		14/01/2013
Proposed Plans (Planning)	AD204	C	12/03/2013
Proposed Roof Plan (Planning)	AD205	C	12/03/2013
Proposed Elevations (Planning)	AD207	C	12/03/2013

BH2013/00112**Park House Old Shoreham Road Hove**

Application for approval of details reserved by condition 13 of application BH2012/00114.

Applicant: Denne Construction

Officer: Christopher Wright 292097

Approved on 14/03/13 DELEGATED

BH2013/00269**28 Elrington Road Hove**

Erection of two storey side extension. Removal of existing garage and erection of new garage with pitched roof front extension at first floor above and creation of rear dormer.

Applicant: Mr & Mrs Docherty

Officer: Robert McNicol 292322

Refused on 28/03/13 DELEGATED

1) UNI

By virtue of its width, bulk and forward projection, the proposed side extension would not be subservient and would dominate and detract from the appearance of the recipient property, which would appear overextended. By virtue of its forward projection and the awkward arrangement of the ground and first floor parts, the proposed garage extension would also dominate and detract from the appearance of the house and the character and appearance of the locality. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

Report from: 14/03/2013 to: 03/04/2013

2) UNI2

By virtue of the resulting size of the house and the forward projection of the front extensions, the proposed development would have an excessive scale and prominence in comparison to other houses in the immediate area. The proposal would extend the dwelling almost the entire width of the plot, thereby appearing cramped and harming the spatial quality of the street scene. The proposal is therefore not sympathetic to the character of the area and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/00286

61 Hill Brow Hove

Application for variation of condition 2 of application BH2012/02298 (Demolition of detached bungalow and erection of a two storey, five bedroom, detached house) to vary layout of proposed dwelling.

Applicant: Mr & Mrs Saab Bhermi

Officer: Adrian Smith 290478

Approved on 28/03/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 14 November 2015.

Reason: To accord with the original permission and to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	S0		31/01/2013
Block plan	P50		31/01/2013
Existing plans and elevations	S1		24/07/2012
	S2		24/07/2012
	S3		24/07/2012
	S4		24/07/2012
	S5		24/07/2012
	S6		24/07/2012
	S7		24/07/2012
	S8		24/07/2012
	S9		24/07/2012
	S10		24/07/2012
Proposed plans and elevations	P21	D	31/01/2013
	P21	D	31/01/2013
	P23	D	31/01/2013
	P24	D	31/01/2013
	P25	D	31/01/2013
	P26	D	31/01/2013
	P27	D	31/01/2013
	P28	D	31/01/2013
	P29	D	31/01/2013
	P30	D	31/01/2013
	P31	D	31/01/2013
	P32	D	31/01/2013
	P33	D	31/01/2013

3) UNI

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

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

4) UNI

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

5) UNI

The development hereby approved shall not be occupied until the refuse and recycling and cycle parking facilities, as 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 the parking of cycles and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

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

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.

7) UNI

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

- (a) evidence that the development is registered with 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

Unless otherwise agreed in writing by the Local Planning Authority, the residential

unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the unit has achieved a Code for Sustainable Home rating of Code Level 3 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) UNI

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

BH2013/00301

21 Benett Drive Hove

Erection of two storey side extension to replace existing garage incorporating associated roof alterations.

Applicant: Mr Clive Senior

Officer: Jason Hawkes 292153

Approved on 26/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			31/01/2013
Block Plan			6/02/2013
Existing Ground Floor	15		6/02/2013
Existing First Floor Plan	16		6/02/2013
Proposed Ground Floor Plan	17		6/02/2013
Proposed First Floor Plan	18		6/02/2013
Existing Elevations	19		6/02/2013
Proposed Elevations	20		6/02/2013
Roof Plan	21		6/02/2013

BH2013/00310

56 Woodland Avenue Hove

Erection of single storey side and rear extension incorporating conversion of garage into utility and store room.

Applicant: Julian Ustaszewski

Officer: Adrian Smith 290478

Approved on 28/03/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No development shall take place 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 developer has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation that includes a timetable and costs for provision of analysis, publication and dissemination of results and archive deposition, 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 drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	1203.1		31/01/2013
Existing plans and elevations	1203.2		31/01/2013
Proposed plans and elevations	1203.3 1203.06	A	31/01/2013 31/01/2013

BH2013/00352

93 Old Shoreham Road Hove

Installation of replacement external sound attenuator within a timber enclosure on rear ventilation duct and the retention of a cowl added to the top of the duct. (part retrospective)

Applicant: Dominos Pizza UK & Ireland Ltd

Officer: Jason Hawkes 292153

Approved on 27/03/13 DELEGATED

1) UNI

The proposed timber enclosure and sound attenuator shall be fitted to the duct in accordance with the approved details within 3 months of the date of this permission and thereafter retained.

Reason: In the interests of the amenity of adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. 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.

3) UNI

The timber enclosure to the extract duct and attenuator shall be externally rendered and painted to match the colour of the rear wall of the existing building on which it is sited, and retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Site Plan	C4853-BP08		5/02/2013
Plan & Elevations as Existing	C4853-E01		5/02/2013
Plan & Elevations as Proposed	C4853-PO2	A	7/03/2013

BH2013/00445

19 Goldstone Crescent Hove

Application for approval of details reserved by condition 8b of application BH2012/03057.

Applicant: Mr Kevin Stagg

Officer: Adrian Smith 290478

Approved on 15/03/13 DELEGATED

BH2013/00631

59 Benett Drive Hove

Non Material Amendment to BH2012/02393 to single storey side extension - roof type changed from flat to pitched. Alterations to the windows, change to internal layout and an additional rooflight to the north west facing roofslope.

Applicant: Ms B & Mr R Kennington

Officer: Jason Hawkes 292153

Approved on 27/03/13 DELEGATED

1) UNI

The additional rooflight to the west facing roofslope, as indicated on drawing no.1445/1605E, shall be obscure glazed and non-opening unless any parts of the rooflight which can be opened are more than 1.7m above the floor of the room in which the rooflight is installed. The rooflight shall thereafter be retained as such, unless otherwise agreed in writing by the local planning authority.

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

WESTBOURNE

BH2012/03857

172 Portland Road Hove

Extension to detached timber storage building in rear garden. (Retrospective)

Applicant: Mr Lalif Azizi

Officer: Mark Thomas 292336

Refused on 25/03/13 DELEGATED

1) UNI

The timber storage building by virtue of its choice of materials, finish, bulk, scale, positioning and consequent prominent visibility from neighbouring properties/gardens, represents an unsympathetic and incongruous addition, compounded by its poor construction. As such significant harm to the character and appearance of the recipient property and the wider area has resulted, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03860

166 Portland Road Hove

Insertion of 1no window and french doors to the side elevation.

Applicant: Florida Holdings

Officer: Robert McNicol 292322

Approved on 18/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Photographs of existing door and window			21/01/2013
Existing and proposed elevations and plans, and site location plan	11,583		3/12/2013

3) UNI

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

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

BH2012/03894

12 Blenheim Court 17 New Church Road Hove

Replacement of existing timber single glazed windows and balcony door with UPVC double glazed units.

Applicant: Mr Martin Coe

Officer: Robert McNicol 292322

Approved on 28/03/13 DELEGATED

Report from: 14/03/2013 to: 03/04/2013

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			5/02/2013
Photo of existing windows and door			5/02/2013
Window specification			5/02/2013
Window quote, showing proposed window elevations	Q193159		5/02/2013

BH2013/00224**56 Westbourne Gardens Hove**

Certificate of lawfulness for the proposed conversion of a house in multiple occupation and a flat into a single dwelling house.

Applicant: Mrs Michelle Woodman

Officer: Robert McNicol 292322

Approved on 25/03/13 DELEGATED

BH2013/00268**Flat 22 Fairlawns 159 Kingsway Hove**

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

Applicant: Mr Manning

Officer: Guy Everest 293334

Approved on 26/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
1:1250 Site Location Plan			06/02/2013
1:500 Block Plan			06/02/2013
Bedroom Left (Sheet 1 of 4)			29/01/2013
Bedroom Right (Sheet 2 of 4)			29/01/2013
Kitchen (Sheet 3 of 4)			29/01/2013
Lounge (Sheet 4 of 4)			29/01/2013

BH2013/00281**42 Hove Street Hove**

Replacement of existing fascia, guttering and downpipe to the rear of the property.

Applicant: Mr Bowen

Officer: Robert McNicol 292322

Approved on 18/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			30/01/2013
Block plan			30/01/2013
Photographs of existing rear elevation			30/01/2013
Pictures and details of proposed fascia, soffit and guttering			30/01/2013

3) UNI

The soffit hereby permitted shall be plain and not ventilated.

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

BH2013/00333**3 Princes Square Hove**

Conversion of existing garage into media room incorporating alterations to fenestration.

Applicant: Mr M Kifford

Officer: Mark Thomas 292336

Approved on 26/03/13 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	ADC544/LP		4/02/2013
Block plan	ADC544/BP		4/02/2013

Existing plans and elevation	ADC544/01		4/02/2013
Proposed plans and elevation	ADC544/02	Rev. B	26/02/2013

WISH

BH2012/04072

329 Portland Road Hove

Application for variation of condition 5 of application 3/76/0197 (New district depot and offices for Seeboard) to permit the relocation of 16no standard parking bays and 1no disabled parking bay as well as the creation of 6no additional parking bays around the East building.

Applicant: EDF Energy

Officer: Robert McNicol 292322

Approved on 18/03/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed East Building plan	HOV659-INCLA_S121.102 P3		5/02/2013
Proposed East Building planting plan	HOV659-INCLA_S121.105 P1		7/01/2013
Existing site location plan and parking layout	HOV659-INCLA_S121.107 P2		24/01/2013
Proposed site plan and parking layout	HOV659-INCLA_S121.109 P2		5/02/2013
Proposed frontage section details	HOV659-INCLA_S121.307 P1		7/01/2013
Gabion basket/bench detail	HOV659-INCLA_S121.308 P1		21/12/2012

2) UNI

The car parking areas indicated on drawing HOV659-INCLA_S121.109, revision P2, as received on 5 February 2013, shall be constructed and positioned in accordance with 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, and shall be retained for use as such thereafter.

Reason: to ensure that adequate accommodation is provided for motor vehicles and thereby safeguard traffic on the public highway, in accordance with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

BH2013/00277

7 Tandridge Road Hove

Application for Approval of Details Reserved by Condition 3 of application BH2012/01659.

Applicant: Mr Chris Collins

Officer: Helen Hobbs 293335

Approved on 19/03/13 DELEGATED

BH2013/00318**21 Glebe Villas Hove**

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

Applicant: Mr Tim Davies

Officer: Robert McNicol 292322

Refused on 28/03/13 DELEGATED

1) UNI

By virtue of extending beyond the plane of the roof slope which forms the principal elevation of the dwellinghouse and fronts a highway, the proposal does not comply with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/00360**70 Braemore Road Hove**

Certificate of Lawfulness for existing loft conversion incorporating hip to gable roof extension, rear dormers, rooflights to front, window to gable end and alterations to side elevation.

Applicant: Mr John Rose

Officer: Christopher Wright 292097

Approved on 02/04/13 DELEGATED

BH2013/00381**149 Portland Road Hove**

Installation of new shop front.

Applicant: Mr S Ajmi

Officer: Mark Thomas 292336

Approved on 28/03/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Location Plan	RFA 13/253/OS		04.02.2013
Proposed & Existing Elevations	RFA 13/253/11		04.02.2013
Proposed and Existing Ground Floor Plan	RFA 13/253/12		04.02.2013

