

**PLANS LIST 15 MAY 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****BH2012/03887****Mill House Overhill Drive Brighton**

Erection of single storey extension and detached garage to North West, roof alterations including removal of chimney and associated works.

**Applicant:** Mr Alan Maysey

**Officer:** Anthony Foster 294495

**Approved on 23/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Location Plan	2.03	A	5/12/2012
Existing Plans, Section and Elevations	1.02		5/12/2012
Plans & Elevations as Proposed	2.01	C	5/12/2012
Site Layout as Proposed	2.02	A	5/12/2012

**BH2012/03963****Mill House Overhill Drive Brighton**

Installation of 2no automated gates, brick boundary wall and new timber fencing and lighting to existing perimeter footpath.

**Applicant:** Mr Alan Maysey

**Officer:** Anthony Foster 294495

**Approved on 18/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Topographical Survey & 1:1250 Location Plan	1.01		19/12/2012
Entrance Gates as Proposed	2.04	B	20/12/2012
Entrance Gates as Proposed Boundary fence Elevations	2.05		0/12/2012

**BH2013/00130**

**111 Carden Hill Brighton**

Installation of UPVC window and door to Eastern elevation. (Retrospective)

**Applicant:** The Dolphin Connection

**Officer:** Robin K Hodgetts 292366

**Approved on 11/04/13 DELEGATED**

**1) BH02.05**

The first floor bedroom window in the side elevation hereby permitted shall not be glazed otherwise than with obscured glass and 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.*

**BH2013/00183**

**44 Highview Avenue South Brighton BN1 8WQ**

Installation of 8no photovoltaic panels to front roof slope.

**Applicant:** Michael Walker

**Officer:** Wayne Nee 292132

**Approved on 04/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Panel specification			05 February 2013
Site plan	CH451/001	C	21 January 2013
Existing elevations	CH451/009	A	07 February 2013
Proposed elevations	CH451/015	A	05 February 2013
Roof plan	CH451/013	A	05 February 2013

**BH2013/00266**

**13 Singleton Road Brighton**

Erection of single storey side extension.

**Applicant:** Rose Ashley

**Officer:** Pete Campbell 292359

**Approved on 24/04/13 DELEGATED**

Report from: 04/04/2013 to: 24/04/2013

### 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) 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, Existing and proposed plans			05/04/2013

## **BH2013/00287**

### **The Priory London Road Brighton**

Application to extend time limit for implementation of previous approval BH2009/00058 for roof extension to blocks C and D to provide 4x3 bedroom flats, each with own roof garden, and a cycle store.

**Applicant:** Anstone Properties Ltd

**Officer:** Liz Arnold 291709

### **Approved on 11/04/13 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 and Location Plans	A1008/01	Revision B	23/07/2009
Proposed 4th Floor Plan & East Elevation Blocks C & D	A1008/02	Revision D	23/07/2009
Proposed Elevations Blocks C & D	A1008/03	Revision C	23/07/2009
Existing Floor Plans	A1008/05		13/01/2009
Existing Elevations Blocks C & D	A1008/08		13/01/2009

#### 3) UNI

Access to the part of the flat roof to the original building to the north-east of the roof extension, as marked on drawing no. A1008/02D, shall be for maintenance purposes only and the area shall not be used as a roof garden, terrace, patio or similar amenity space.

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

#### **4) UNI**

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**

Unless otherwise agreed in writing by the Local Planning Authority, construction work on block D shall not be carried out outside the period 1st September to 1st November in any year.

*Reason: To ensure the protection of the Bat roost and to comply with policy QD18 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The flight corridor of the bats into the roost located on block D and to nearby trees as shown in figure 4 of the bat assessment report dated January 2009 by the Ash partnership, shall be kept clear of all obstructions, including construction equipment, from sunset to sunrise for the duration of the construction period.

*Reason: To ensure the protection of the any Bat roosts and to comply with policy QD18 of the Brighton & Hove Local Plan.*

#### **7) UNI**

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

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

#### **8) 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.*

#### **9) UNI**

No development shall commence until an up-to-date bat assessment survey of the site has been submitted to and approved in writing by the Local Planning Authority. Any measures required to ensure that the development effectively mitigates for bats shall be implemented in full.

*Reason: To ensure the protection of the any Bat roosts and to comply with policy QD18 of the Brighton & Hove Local Plan.*

#### **10) UNI**

No development shall commence until details of bat boxes to be installed in the development and on the trees on the site have been submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed prior to the first occupation of the development and shall be retained as such.

*Reason: To ensure the protection of the any Bat roosts and to comply with policy QD18 of the Brighton & Hove Local Plan.*

### **11) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

### **12) UNI**

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

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

### **13) UNI**

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

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

## **BH2013/00430**

### **14 Brangwyn Drive Brighton**

Certificate of Lawfulness for proposed erection of single storey extension.

**Applicant:** Mr Joe Anderson

**Officer:** Andrew Huntley 292321

**Refused on 08/04/13 DELEGATED**

### **1) UNI**

The proposed addition would be within 2m of the boundary and have an eaves height in excess of 3m. In addition the proposal is a two-storey side extension and the height of the proposal is greater than 4m. As such, the proposal is not permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

## **BH2013/00476**

### **25 Mackie Avenue Brighton**

Erection of single storey extensions to side and rear.

**Applicant:** Mr & Mrs Dave Mann

**Officer:** Chris Swain 292178

**Approved on 11/04/13 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
Existing site and block plan	1213/100		14 February 2013
Existing plans	1213/101		14 February 2013
Existing elevations	1213/102		14 February 2013
Proposed site and block plan	1213/300	A	25 February 2013
Proposed plans	1213/301	B	26 March 2013
Proposed elevations	1213/302	B	26 March 2013

### **BH2013/00492**

#### **16 Beechwood Close Brighton**

Erection of rear conservatory extension and balcony with steps to garden.

**Applicant:** Mr & Mrs L Gill

**Officer:** Pete Campbell 292359

**Refused on 12/04/13 DELEGATED**

#### 1) UNI

The proposed development by virtue of the height, length and position of the conservatory, in close proximity to the east boundary of the plot and the neighbouring property of no.17 Beechwood Close, presents an imposing addition, which would cause a loss of outlook and light to the neighbouring property's living room and create an increased sense of enclosure from within the neighbour's rear garden space. The proposal would cause harm to the residential amenity of the neighbouring occupants who reside at no.17, and is therefore contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

#### 2) UNI2

The proposed development by virtue of its scale, poor design and detailing fails to integrate successfully as a subservient addition. As a consequence the development would have a significantly detrimental impact upon the character and visual appearance of the host building, contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

### **BH2013/00632**

#### **31A Warmdene Road Brighton**

Installation of rooflight to side roofslope and obscured window to side elevation (Retrospective).

**Applicant:** Mr James Boys

**Officer:** Sonia Gillam 292265

**Approved on 10/04/13 DELEGATED**

#### 1) UNI

The window in the northern elevation shall not be glazed otherwise than with

obscured glass and thereafter permanently retained as such.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Pre-existing Plans, Section and Elevation	01		27/02/13
As-existing Plans, Section and Elevation	02		27/02/13
Location Plan and Block Plan			27/02/13

## **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.*

### **BH2013/00684**

#### **Site adjacent to 81 Carden Hill Brighton**

Application for approval of details reserved by condition 6 of application BH2010/01177.

**Applicant:** Mr Nick Wells

**Officer:** Sue Dubberley 293817

**Approved on 15/04/13 DELEGATED**

## **PRESTON PARK**

### **BH2012/00223**

#### **Windlesham School 180 Dyke Road Brighton**

Proposed permanent use of the existing single storey building (approved under planning permission ref BH2009/00509) as a classroom. (Amended description to clarify that the proposal relates solely to the use of the building. The building itself has planning permission BH2009/00509 only granted temp use as a classroom)

**Applicant:** Windlesham School

**Officer:** Anthony Foster 294495

**Finally Disposed of on 22/04/13 DELEGATED**

### **BH2012/03083**

#### **14 Lucerne Road Brighton**

Replacement of existing front and side boundary fence with rendered wall and piers with metal railings.

**Applicant:** Ms Rosaleen Cunningham

**Officer:** Pete Campbell 292359

**Approved on 17/04/13 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			26/09/2012
Block plan			26/09/2012
Existing floor plans			03/01/2013
Existing elevations	1/6		15/03/2013
Proposed elevations	2/6		15/03/2013
Details of proposed railings	3/6		15/03/2013
Details of proposed pier caps	4/6		15/03/2013
Details of proposed gate design	5/6		15/03/2013
Spear point detail			

### 3) UNI

The railings and gate hereby approved, as shown on the approved plans shall be constructed of metal and painted black and shall be retained as such.

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

### 4) UNI

The walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and the render work shall not use metal or plastic expansion joints, corner or edge render beads or bell-mouth drips and shall be painted in a smooth masonry paint to match the original building, and shall be retained as such.

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

### 5) UNI

The front boundary wall hereby approved shall have a smooth rounded cap moulding, 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.*

## **BH2012/03484**

### **Eastwoods 251-253 Ditchling Road Brighton**

Application for removal of pre-occupation conditions 13, 15 & 17 of application BH2011/03490, (Erection of 8no four bedroom and 1no five bedroom terraced houses with associated parking, part retrospective). Condition 13 requires approval of a scheme for the removal/covering of the plastic expansion joints. Condition 15 requires a final/post construction code certificate from an accreditation body confirming that each unit achieved a code for sustainable homes rating of code level 3. Condition 17 requires approval of a landscaping scheme, including hard surfacing, means of enclosure, planting and details of tree and hedgerow retention and protection.

**Applicant:** Cook Brighton Ltd

**Officer:** Anthony Foster 294495

**Approved on 23/04/13 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 site plan	3366.PL.01	B	12.06.12
Proposed ground floor plans	3366.PL.02	A	27.01.12
Proposed first and second floor plans	3366.PL.03		08.12.11
Proposed elevations	3366.PL.04	A	27.01.12



Lifetime homes site plan	3366.PL.05		27.01.12
Lifetime homes typical floor plans	3366.PL.06		27.01.12
Landscaping and Planting	3366.PL.07		27.01.12
Rear elevation of boundary wall	3366.PL.08		27.01.12
Drainage Layout	51	C	02.02.12
Drainage Details	52		14.11.11
Previously approved proposed site plan	667401	F	08.12.11
Previously approved proposed floor plans	667402	D	08.12.11
Previously approved proposed elevations and sections	667403	E	08.12.11
Previously approved proposed site section	667404	A	08.12.11
Previously approved proposed elevations	ARA L03	B	08.12.11
Previously approved proposed elevations	Unreferenced		08.12.11
Previously approved proposed house type 2	ARA L05	B	08.12.11

## 2) 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 and be retained a such thereafter.

*Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 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

1st floor window to the northern projection of unit 9 (bedroom 4) shall not be glazed otherwise than with obscured glass, fixed shut and thereafter permanently 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.*

## 5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

## **6) UNI**

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

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

## **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an EPC Certificate indicating an Energy Efficiency Rating of "B" has been submitted to, and approved in writing by, the Local Planning Authority.

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

## **8) UNI**

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

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

## **9) UNI**

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

*Reason: To prevent pollution of the water environment and to comply with policy SU3 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 BH2011/03490 on 18/02/2012. 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**

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

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

## **12) UNI**

The development hereby approved shall be carried out in strict accordance with the details for the construction of the access road and parking area approved under application BH2011/03490 on 18/02/2012. 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.*

### **13) 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.*

### **BH2013/00160**

#### **29 Dyke Road Drive Brighton**

Enlargement of existing raised terrace and erection of trellis fencing (Retrospective).

**Applicant:** Sarah Lacey

**Officer:** Chris Swain 292178

**Refused on 18/04/13 DELEGATED**

#### **1) UNI**

The raised terrace area, due to its elevated position, results in significant overlooking and loss of privacy towards the adjoining properties (No.28 and No.30 Dyke Road Drive) and their respective private gardens to the detriment of the residential amenity of the occupiers of these dwellings. This harmful impact on neighbouring amenity is exacerbated by the large size of the raised terrace area which lends itself to more intensive use for recreational purposes. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2013/00265**

#### **30 Ashford Road Brighton**

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

**Applicant:** Mr & Mrs James & Lynn Hickinbottom

**Officer:** Andrew Huntley 292321

**Refused on 19/04/13 DELEGATED**

#### **1) UNI**

The scale of the extension adds a significant amount of bulk to the rear of this traditional terraced property to the visual detriment of the host dwelling and the character of the area. In addition, it would result in the loss of the traditional outgutter, would result in the loss of the traditional form of the property being swamped by overly large, dominant and unsympathetic additions. This would visually harm the host dwelling, result in the loss of original plan form, relate poorly to the adjoining property and be detrimental to the character and appearance of the area. Therefore, the proposal is contrary to Policy QD14 of the Brighton & Hove Local Plan.

### **BH2013/00384**

#### **43A Beaconsfield Villas Brighton**

Alterations to fenestration to rear and side elevations and installation of roof lantern to rear flat roof.

**Applicant:** Mr T Moore

**Officer:** Pete Campbell 292359

**Approved on 16/04/13 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 and block plan			11/02/2013
Existing lower ground floor plan	BR 000	A	19/02/2013
Proposed lower ground floor plan	BR 001		11/02/2013
Existing elevations	BR 002		11/02/2013
Proposed elevations	BR 003	A	09/04/2013
Existing and proposed south east elevation	BR 004		11/02/2013
Door specification brochure			12/04/2013

## **BH2013/00402**

### **46 Beaconsfield Villas Brighton**

Demolition of existing conservatory and erection of single storey rear extensions and alterations including solar panels to roof.

**Applicant:** Mrs Jacqueline McDonald

**Officer:** Chris Swain 292178

**Approved on 08/04/13 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

The external door to the south facing side elevation of the hereby permitted rear extension, sited to the south of the existing outrigger 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
Site and block plan	TA700/01	A	11 February 2013
Existing floor plans	TA700/01	A	11 February 2013
Existing elevations	TA700/01		11 February 2013
Existing elevation and section	TA700/01		11 February 2013

Proposed floor plans	TA700/010	B	11 February 2013
Proposed elevations	TA700/011	B	11 February 2013
Proposed elevation and section	TA700/012	B	11 February 2013
Proposed section	TA700/013	B	11 February 2013

### 5) UNI

The hereby permitted solar panels would not protrude more than 200 millimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope.

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

### **BH2013/00474**

#### **10 Southdown Road Brighton**

Erection of rear/side single storey infill extension.

**Applicant:** Ms Catherine Bevan

**Officer:** Chris Swain 292178

**Approved on 24/04/13 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**

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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plans and elevations	1306-01		14 February 2013
Proposed plans and elevations	1306-02		14 February 2013

### **BH2013/00481**

#### **52 Edburton Avenue Brighton**

Erection of single storey side extension.

**Applicant:** Ms C Herbert

**Officer:** Pete Campbell 292359

**Approved on 15/04/13 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

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, block plan, existing and proposed plans	1892-13-PL01	P2	14/02/2013

### **BH2013/00498**

#### **Top Floor Flat 4 Chatsworth Road Brighton**

Replacement UPVC door and window.

**Applicant:** Mr Dexter Coombe

**Officer:** Robin K Hodgetts 292366

**Approved on 18/04/13 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			13/02/13
Quote/Order confirmation			13/02/13

### **BH2013/00516**

#### **Preston Lawn Tennis Club Preston Drove Brighton**

Conversion of artificial grass to artificial clay on courts 4 & 5 with associated landscaping and relocation of three floodlights.

**Applicant:** Preston Lawn Tennis Club

**Officer:** Sonia Gillam 292265

**Approved on 11/04/13 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**

All planting, seeding or turfing comprised in the approved scheme of landscaping on drawing E received on the 14 February 2013 shall be carried out in the first planting and seeding seasons following the completion of the development; 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. The Italian Cypress trees proposed as part of the approved scheme of landscaping shall be at least 1.5 metres in height.

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

### 3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	C		14/02/2013
Plan proposed alterations	D		14/02/2013
Plan existing screening	E		14/02/2013
Plan new shrubs and tree details	G		14/02/2013
Lighting plan			08/04/2013
Elevation and Section			08/04/2013

### **BH2013/00545**

#### **Flat 6 11 Preston Park Avenue Brighton**

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

**Applicant:** Miss Joubert

**Officer:** Liz Arnold 291709

**Refused on 23/04/13 DELEGATED**

### 1) UNI

The replacement uPVC windows, by reason of their design, material, proportions, frame thickness and method of opening, would form a visually inappropriate alteration to the property which would adversely affect the character and appearance of the parent property and the surrounding Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

### **REGENCY**

### **BH2012/03477**

#### **109 - 111 Kings Road Arches Brighton**

Demolition of timber building and erection of a single storey boat house. (revised proposal)

**Applicant:** Mr Brian Rousell

**Officer:** Clare Gibbons 292454

**Approved on 11/04/13 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

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

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

### 3) UNI

The development hereby permitted shall be carried out in 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			21/11/2012
Location Plan		Rev 01	30/01/2013
Existing plan and elevations			21/11/2012
Sections, plan & contextual long section		Rev 01	30/01/2013
Elevations		Rev 01	30/01/2013
Roof Plan		Rev 0	18/03/2013
Kingspan product data sheet			18/03/2013

**BH2012/03478**

**109-111 Kings Road Arches Brighton**

Demolition of existing timber building.

**Applicant:** Mr Brian Rousell

**Officer:** Clare Gibbons 292454

**Approved on 08/04/13 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.*

**BH2012/03864**

**32 - 38 North Street & 40 - 44 Ship Street Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2011/00634.

**Applicant:** CIP Property (AIPT) Limited

**Officer:** Guy Everest 293334

**Approved on 08/04/13 DELEGATED**

**BH2012/03982**

**The Old Ship Hotel 31 - 38 Kings Road Brighton**

Application to extend time limit for implementation of previous approval BH2009/02606 for the demolition of hotel garage and construction of new 7 storey extension (basement - 5th floor) to provide 42 bedrooms, 2 conference rooms, car parking and restaurant/bar.

**Applicant:** Old Ship Hotel (Brighton) Limited

**Officer:** Steven Lewis 290480

**Approved after Section 106 signed on 10/04/13 PLANNING COMMITTEE**

**1) BH01.01**

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

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



## **2) UNI**

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

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

## **3) UNI**

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

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

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

## **5) UNI**

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out in accordance with the agreed details.

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

## **6) UNI**

A scheme for the sound insulation of all odour control equipment shall be submitted to the Local Planning Authority and no development shall commence until all sound insulation works have been carried out in accordance with the agreed details and the sound insulation works shall be maintained thereafter.

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

**7) UNI**

Prior to the commencement of development on site, detailed drawings including levels, sections and constructional details of all proposed works to amend the access to the car parking area, and to form the basement car park, shall be submitted to and approved by the local planning authority. The development shall thereafter proceed in accordance with the agreed details.

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

**8) UNI**

BREEAM - Pre-Occupation (New build non-residential) 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.*

**9) 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 7 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, to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.*

**10) UNI**

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

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

**11) UNI**

The development shall not be occupied until the basement and ground floor parking areas have been provided in accordance with the details shown on drawing nos. 771-PL-102 and 771-PL-103. These areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

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

**12) UNI**

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

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

**13) 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.*

**14) UNI**

The existing granite setts to the garage crossover shall be salvaged and reused in situ in accordance with details to be submitted to and approved by the Local Planning Authority, and thereafter retained.

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

**15) 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".

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

**16) UNI**

No servicing or deliveries to or from the business premises shall take place outside the hours of 07.30 to 23.30 Mondays to Saturdays, or outside the hours of 08.30 and 23.00 on Sundays and Bank Holidays.

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

**17) UNI**

Within 3 months of occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management) for the development. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:

- (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:
- (ii) A commitment to reduce carbon emissions associated with business and commuter travel:
- (iii) Increase awareness of and improve road safety and personal security:
- (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:
- (v) Identify targets focussed on reductions in the level of business and commuter car use:
- (vi) Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:

- (vii) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:
- (viii) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

*Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.*

### **18) 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	771-PL.101		22/10/2009
Proposed Basement Plans	771-PL.102		22/10/2009
Proposed Ground Floor	771-PL.103		22/10/2009
Proposed First Floor	771-PL.104		22/10/2009
Proposed Second Floor	771-PL.105		22/10/2009
Proposed Third Floor	771-PL.106	A	18/01/2010
Proposed Fourth Floor	771-PL.107	A	18/01/2010
Proposed Fifth Floor	771-PL.108		22/10/2009
Proposed Roof Plan	771-PL.109		22/10/2009
Proposed Street View	771-PL.110		22/10/2009
Proposed Front Elevation	771-PL.111	A	18/01/2010
Proposed Rear Elevation	771-PL.112		22/10/2009
Photographic References	771-PL.114		22/10/2009
Existing Basement	771-EX.01		22/10/2009
Existing ground Floor	771-EX.012	A	05/11/2009
Existing First Floor	771-EX.013	A	05/11/2009
Existing Second Floor	771-EX.014	A	05/11/2009
Existing Street Elevation	771-EX.015	A	05/11/2009
Existing Rear Elevation	771-EX.016	A	05/11/2009
Existing Section A	771-EX.014		22/10/2009

### **19) UNI**

No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that the archaeological and historical interest of the site is safeguarded, to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.*

### **20) UNI**

BREEAM - Pre-commencement (new build non-res) - "60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent'. Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall "Excellent' for all non-residential development have been submitted to the Local Planning Authority; and

- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**21) UNI**

Notwithstanding the details shown on the submitted drawings, further details and specifications of the balconies, glass balustrading, handrails, copings, window frames, eaves, doors, ground floor shopfronts, air conditioning units and ducting and any other external plant or equipment, and screening thereof (including any sustainable development measures required in connection with meeting the BREEAM excellent standards necessary to comply with conditions 3 and 4) shall be submitted to and approved by the Local Planning Authority at a scale of 1:20 elevations and 1:1 sections in writing before work commences, and shall be completed in strict accordance with the approved plans.

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

**BH2012/03998**

**The Old Ship Hotel 31-38 Kings Road Brighton**

Replacement Conservation Area Consent application for the demolition of hotel garage.

**Applicant:** Old Ship Hotel (Brighton) Limited

**Officer:** Steven Lewis 290480

**Approved on 10/04/13 PLANNING COMMITTEE**

**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.*

**BH2013/00234**

**8 Montpelier Terrace Brighton**

Application for approval of details reserved by condition 6 of application BH2011/01692.

**Applicant:** Mr Phillip Clegg

**Officer:** Jason Hawkes 292153

**Split Decision on 08/04/13 DELEGATED**

**1) UNI**

APPROVE the details pursuant to condition 6 (iii) & (ix) and subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 6 (i), (ii), (iv), (v), (vi), (vii) & (viii) are NOT APPROVED for the reasons set out below:

- ii The details submitted are considered inappropriate and insufficient and would detract for the architectural and historic character and appearance of the listed building.

**BH2013/00235**

**8 Montpelier Terrace Brighton**

Application for approval of details reserved by condition 5 of application Bh2011/01699.

**Applicant:** Mr Phillip Clegg

**Officer:** Jason Hawkes 292153

**Split Decision on 08/04/13 DELEGATED**

**BH2013/00246**

**109A -110 Western Road Brighton**

Conversion of part ground floor, first, second and third floors from language school (D1) to 3no self contained flats.

**Applicant:** Joint LPA Receivers

**Officer:** Steven Lewis 290480

**Approved on 15/04/13 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) 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 dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

**4) BH05.03A**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**5) BH05.04A**

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

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

**6) BH06.03**

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

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

**7) BH06.05**

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

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

**8) UNI**

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.*

**9) 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Plans	0247.EXG.001	A	28/01/2013
Proposed Plans	0247.PL.001	A	28/01/2013

**BH2013/00357****28 Clifton Road Brighton**

Erection of rear extensions to basement and first floor, revised fenestration and other external alterations.

**Applicant:** Mr & Mrs S Royle

**Officer:** Helen Hobbs 293335

**Approved on 05/04/13 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**

Any tree removal should be notified to the Arboricultural Section. All tree pruning works shall be carried out in full accordance with the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Plans as existing	2619/01		5/02/2013
Scheme as Proposed	2619/02	C	5/02/2013
Site location and block plans	2619/03		5/02/2013

**BH2013/00373****66 Preston Street Brighton**

Refurbishment of external drinking area to rear including addition of roof structures, decking and fixed benches and replacement of rear gate.

(Retrospective).

**Applicant:** Indigo Pub Company

**Officer:** Clare Gibbons 292454

**Refused on 08/04/13 DELEGATED**

**1) UNI**

The proposal by reason of its scale, height, design and use of inappropriate materials causes harm to the character and appearance of this Grade II listed building and this part of the Regency Square Conservation Area and setting of neighbouring listed buildings, contrary to policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Notes SPGBH13 (General Advice).



**BH2013/00374**

**66 Preston Street Brighton**

Refurbishment of external drinking area to rear including addition of roof structures, decking and fixed benches and replacement of rear gate.

(Retrospective)

**Applicant:** Indigo Pub Company

**Officer:** Clare Gibbons 292454

**Refused on 04/04/13 DELEGATED**

**1) UNI**

The proposal by reason of its scale, height, design and use of inappropriate materials causes harm to the character and appearance of this Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Notes SPGBH13 (General Advice).

**BH2013/00419**

**39 Norfolk Road Brighton**

Erection of three storey rear extension.

**Applicant:** John Lloyd

**Officer:** Helen Hobbs 293335

**Approved on 10/04/13 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 external walls of the new extension shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building and shall be maintained as such thereafter.

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

**3) UNI**

No development shall take place until full details of the of the coping and eaves of the rear extension, the step and threshold to the rear door of the extension and the cills to the new windows including sections at 1:2 scale, have been submitted to and approved by the local planning authority in writing. The works shall be carried out and completed in accordance with the approved details and maintained as such thereafter.

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

**4) 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 appearance of the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

All redundant pipework shall be removed and any holes in walls, floors and ceilings shall be made good to match exactly the original surfaces.

*Reason: To ensure the satisfactory appearance of the development and to*

comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

#### 6) UNI

The existing sash windows to the staircase compartment at first and second floors shall be carefully removed and retained and reinstated in the rear wall of the new extension and any damage to them made good to match exactly the original work.

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

#### 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 Plan			11/02/2013
Block Plan			11/02/2013
Existing floor plans	20 & 21		11/02/2013
Proposed floor plans	22		11/02/2013
Existing & proposed elevations	23		11/02/2013
Window details			11/02/2013
Door details			11/02/2013

#### 8) UNI

The flat roof over the extension shall be clad in lead.

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

### **BH2013/00420**

#### **39 Norfolk Road Brighton**

Demolition of existing rear extension and erection of three storey rear extension to create shower room on the first floor and bathroom to the second floor incorporating alterations to layout.

**Applicant:** John Lloyd

**Officer:** Helen Hobbs 293335

**Approved on 10/04/13 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.*

#### 2) BH13.06

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

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

#### 3) BH13.13

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

**4) UNI**

All redundant pipework shall be removed and any holes in walls, floors and ceilings shall be made good to match exactly the original surfaces.

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

**5) UNI**

The skirting boards shall be reinstated on the blocked up openings in the internal walls to match exactly the original skirting boards on each side.

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

**6) UNI**

The existing sash windows to the staircase compartment at first and second floors shall be carefully removed and retained and reinstated in the rear wall of the new extension and any damage to them made good to match exactly the original work.

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

**7) 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) elevations at 1:20 scale of the new door to the first floor front room and the new doors into the rear extension from the staircase compartment and their architraves, showing their relationship to the stair strings;
- ii) 1:1 joinery sectional profiles of all the new door's frames, linings, panelling and architraves;
- iii) details of any structural strengthening work associated with the formation of the new door openings in the rear of the staircase compartment that may be required;
- iv) the method of any fire protection, sound and thermal insulation that may be required of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings that may be required to meet fire regulations;
- v) details of the coping and eaves of the rear extension, the step and threshold to the rear door of the extension and the cills to the new windows including sections at 1:2 scale;

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

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

**8) UNI**

Notwithstanding the submitted plans, the Bi-folding doors between the kitchen and living room on the first floor shall be retained.

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

**9) UNI**

The flat roof shall be clad in lead.

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

**10) UNI**

The external walls of the new extension shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings

and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building and shall be maintained as such thereafter.

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

**11) 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 preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2013/00435**

**181-185 Western Road Brighton**

Installation of roller shutter to fire exit on front elevation.

**Applicant:** Hennes & Mauritz UK Ltd

**Officer:** Mark Thomas 292336

**Approved on 15/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Photographs			12/02/2013
Site location plan			12/02/2013
Proposed elevation & floor plan	TAP/0044/P-SF RSCA		19/02/2013
Proposed elevation & floor plan	TAP/0044/P-SF RSOA		19/02/2013
Existing elevation & floor plan	TAP/0044/E-SFC		19/02/2013

**BH2013/00503**

**Mitre House 149 Western Road Brighton**

Application for variation of condition 2 of BH2010/03122 (Extension at sixth floor to create two additional 2 bed flats with cycle storage. Alterations to flats on sixth floor (level 5) incorporating removal of timber conservatory, removal of service lift and radio transmitter room, removal of part of external fire escape stairs to courtyard and replacement of metal guarding with new glazed balustrade) to allow amendments to South facing balcony, internal reconfiguration and addition of 3no rooflights.

**Applicant:** Tareem Ltd C/O Montague Management Ltd

**Officer:** Guy Everest 293334

**Approved on 15/04/13 DELEGATED**

**1) UNI**

The development hereby permitted shall be commenced before 26th August 2014.

*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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Basement, Entry Level & Level 0 Plans	3224.EXG.101		01/10/2010
Existing Level 1, Level 2 & Level 3 Plans	3224.EXG.102		01/10/2010
Existing Level 4, Level 5 & Roof Plans	3224.EXG.103	A	01/10/2010
Existing Building Sections A-A, B-B & C-C	3224.EXG.201		01/10/2010
Existing South (Western Road) Elevation	3224.EXG.301		01/10/2010
Existing North & East Elevations	3224.EXG.302		01/10/2010
Existing West & West Courtyard Elevation	3224.EXG.303		01/10/2010
Existing North Courtyard & South Courtyard Elevations	3224.EXG.304		01/10/2010
Existing Contextual Elevations	3224.EXG.305		01/10/2010
Proposed Bike Store Entry Level Floor Plan	3224.PL.101	A	01/10/2010
Proposed North Courtyard Elevation	3224.PL.302	C	21/02/2011
Proposed West Elevations	3224.PL.303	C	21/02/2011
Proposed East Elevation	3224.PL.304	C	21/02/2011
Proposed Contextual Elevations	3224.PL.305	C	21/02/2011
Proposed Site Plan	3224.PL.100	A	15/02/2013
Proposed Penthouses - Level 5 Floor Plan	3224.PL.102	D	28/03/2013
Proposed Penthouses - Roof Plan	3224.PL.103	D	15/02/2013
Proposed Building Sections A-A, B-B	3224.PL.201	D	15/02/2013
Proposed South Elevation	3224.PL.301	D	15/02/2013

## 3) UNI

The window openings to the rear elevation at fifth floor level, as indicated on hereby approved drawing no. 3224.PL.302 C, shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

## 4) UNI

The development hereby approved shall be implemented in accordance with the window and door details approved under application BH2013/00514 on 2nd April 2013.

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

## 5) 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.*

**6) UNI**

No development shall take place until samples of the materials 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.*

**7) UNI**

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

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

**8) UNI**

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

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

**9) UNI**

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

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

**10) UNI**

The development hereby approved shall be implemented in accordance with the balustrade details approved under application BH2013/00514 on 2nd April 2013.

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

**BH2013/00509**

**2 Clifton Hill Brighton**

Application for approval of details reserved by condition 2 of application BH2012/00582.

**Applicant:** Andrew Collin

**Officer:** Christopher Wright 292097

**Approved on 22/04/13 DELEGATED**

**BH2013/00526**

**Flat 3 6 Montpelier Terrace Brighton**

Internal alterations to layout of flat, replacement window and removal of external pipe work. (Part retrospective). **Applicant:** Copsemill Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 15/04/13 DELEGATED**

### **1) 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.*

### **2) UNI**

The new walls and kitchen units shall be scribed around existing original features such as skirting boards, dado rails, picture rails and cornices, which shall not be cut into or damaged, and new skirting boards, shall be run around the new walls to match exactly the originals in each respective part of the building.

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

### **3) UNI**

Notwithstanding the submitted details, within 3 months of the date of this permission, details of replacement skirting boards, including a section drawing, shall be submitted for the approval of the Local Planning Authority in writing. Within 3 months of the date of the approval of these details, the works shall be carried out in strict accordance with the approved details.

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

### **4) UNI**

Within six months of the date of this permission the redundant pipework on the front wall shall be removed and the wall made good to match.

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

### **5) UNI**

The new front central sash window and its architraves shall match exactly the original windows in its joinery dimensions and moulding profiles.

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

### **6) UNI**

All surviving original doors and their architraves shall be retained and any new doors and their architraves shall be of painted softwood and shall match exactly the original doors. Any fireproofing to new doors should be an integral part of the door construction and fireproofing of original doors shall be carried out using intumescent veneers, papers or paints in such a manner as to not obscure the panelling and its mouldings. Self-closing mechanisms, if required, shall be of the concealed mortice type.

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

## **BH2013/00532**

### **11 Montpelier Villas Brighton**

Subdivision of existing dwelling including demolition and reconstruction of rear annex to form 1no two bed dwelling and associated internal alterations.

**Applicant:** Mr Ray Bullock

**Officer:** Christopher Wright 292097

**Refused on 16/04/13 DELEGATED**

### **1) UNI**

The proposed development would, by reason of the increased height, bulk and massing of the building adjacent to the western rear and southern side boundaries of the site, have an overbearing impact and result in an increased sense of enclosure for adjoining occupiers of properties in Montpelier Villas and

Montpelier Road, to the detriment of residential amenity and contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

The proposed development would have a single north facing outlook and a limited amount of private, useable amenity space, to the extent that living conditions for future occupiers would be unsatisfactory. For these reasons the proposal is contrary to the requirements of policies QD27 and HO5 of the Brighton & Hove Local Plan 2005.

**3) UNI3**

The proposed development would, by reason of the design of the entrance door detailing and the proportions and detailing of the entrance landing and railings, detract from the character of the listed building and have a harmful impact on visual amenity and the appearance of the wider Montpelier and Clifton Hill Conservation Area. As such the proposal is contrary to the requirements of policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

**4) UNI4**

The proposed development would, by reason of the increased height, bulk, scale, massing and siting of the building across the whole width of the site, have an over extended and unduly dominant appearance detrimental to visual amenity and the historic character, layout and space between and around buildings within the conservation area, contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

**BH2013/00533**

**11 Montpelier Villas Brighton**

Subdivision of existing dwelling including demolition and reconstruction of rear annex to form 1 no two bed dwelling and associated internal alterations.

**Applicant:** Mr Ray Bullock

**Officer:** Christopher Wright 292097

**Refused on 16/04/13 DELEGATED**

**1) UNI**

The proposed development would, by reason design of the entrance door detailing and the proportions and detailing of the entrance landing and railings, detract from the character of the adjoining listed building and have a harmful impact on visual amenity and the appearance of the wider Montpelier and Clifton Hill Conservation Area. As such the proposal is contrary to the requirements of policy HE1 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

The proposed development would, by reason of the increased height, bulk, scale, massing and siting of the building across the whole width of the site, have an over extended and unduly dominant appearance detrimental to the historic character, plan form and appearance of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

**BH2013/00534**

**43 Preston Street Brighton**

Change of use of lower ground and ground floors from Retail (A1) to Letting Agents (A2) incorporating alterations to layout to flats above.

**Applicant:** J B Howard Properties Ltd

**Officer:** Guy Everest 293334

**Approved on 15/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan			19/02/2013
Existing Floor Plans (Basement Plan & Ground Floor Plan)	1273-01	A	19/02/2013
Existing Floor Plans (First Floor & Second Floor)	1273-02		19/02/2013
Existing Elevations	1273-03		19/02/2013
Proposed Floor Plans (Basement Plan & Ground Floor Plan)	1273-04	C	19/02/2013

## **BH2013/00571**

### **27-28 Meeting House Lane Brighton**

Internal alterations to existing layout to first and second floors to form 3no. self contained flats.

**Applicant:** Mr Patrick Moorhead

**Officer:** Steven Lewis 290480

**Approved on 16/04/13 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.*

### **2) BH13.13**

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

### **3) UNI**

All existing original fabric including floors, lathe and plasterwork shall be retained, except where shown to be removed on the approved drawings and shall be repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The original walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

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

### **4) UNI**

No work shall take place until full details of the following proposals have been submitted to and approved in writing by the Local Planning Authority:

- (i) 1:20 sample elevations and sections, and 1:1 joinery details sectional profiles of all new joinery work including all types of new doors and architraves, the staircases and their balustrades and hand rails, skirting boards:
- (ii) The method of fire protection of the walls, floors, ceilings and door, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call

- points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations; and
- (iii) The method of sound and thermal insulation of the floors and wall, including 1:5 sections through walls and ceilings.
- The works shall be implemented in strict accordance with the agreed details and maintain thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **BH2013/00590**

### **22 Victoria Street Brighton**

Replacement of sashes to existing bay windows, replacement rooflight and installation of new railings and gate to front elevation.

**Applicant:** Mr Roger Goddard-Coote

**Officer:** Robert McNicol 292322

**Approved on 22/04/13 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.*

#### **2) UNI**

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

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

#### **3) UNI**

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) UNI**

No works shall take place until full details of the proposed top rail for the proposed railings including 1:20 scale sample elevations and 1:1 scale profiles of the top rail 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 slamming post and closing mechanism including 1:20 scale sample elevations and 1:1 scale profiles of the slamming post and closing mechanism 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.*

**BH2013/00591****22 Victoria Street Brighton**

Replacement of sashes to existing bay windows, replacement rooflight and installation of new railings and gate to front elevation.

**Applicant:** Mr Roger Goddard-Coote

**Officer:** Robert McNicol 292322

**Approved on 22/04/13 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 plan and block plan	065_PL_001		25/02/2013
Existing and proposed front elevations	065_PL_02	A	25/02/2013
Existing and proposed window sections and elevations	065_PL_03	C	17/04/2013
Proposed gate and railing details	065_PL_04	A	17/04/2013

**3) UNI**

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) UNI**

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

*Reason: To ensure the satisfactory preservation of 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 top rail for the proposed railings including 1:20 scale sample elevations and 1:1 scale profiles of the top rail 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**

No works shall take place until full details of the proposed slamming post and closing mechanism including 1:20 scale sample elevations and 1:1 scale profiles of the slamming post and closing mechanism 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.*

## **ST. PETER'S & NORTH LAINE**

### **BH2012/04094**

#### **14 New Road Brighton**

Display of internally illuminated fascia sign and projecting sign.

**Applicant:** Mr Kiriakos Mpaxevanis

**Officer:** Wayne Nee 292132

#### **Approved on 23/04/13 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.*

**BH2013/00002**

**The Laurels Bromley Road Brighton**

Erection of 1.8m high metal perimeter fence to Wakefield Road boundary (Retrospective).

**Applicant:** Mears Group

**Officer:** Robin K Hodgetts 292366

**Refused on 11/04/13 DELEGATED**

**1) UNI**

The fence, by reason of its inappropriate scale, design and materials fails to respect, preserve or enhance the character of the wider area or the adjacent Round Hill Conservation area and is thereby considered contrary to policies, QD2 and HE6 of the Brighton & Hove Local Plan.

**BH2013/00084**

**Lloyds Bank 171-173 North Street Brighton**

Display of non illuminated fascia signs, internally illuminated hanging signs, internally illuminated ATM surrounds, internally illuminated heritage light bars, non illuminated information signs and non illuminated vinyl signs.

**Applicant:** Lloyds Banking Group

**Officer:** Andrew Huntley 292321

**Refused on 09/04/13 DELEGATED**

**1) UNI**

In the absence of detailed elevation drawings showing all of the proposed advertisements, the accuracy and detail of the drawings and photomontages submitted is insufficient to fully assess the impact of the proposed signage on visual amenity and the character of the area. As such, the proposal is contrary to the requirements of policies QD12 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 07 'Advertisements'.

**2) UNI2**

Notwithstanding the first reason for refusal, the proposed advertisements would, by virtue of their number, prominent siting and unsympathetic design and materials, obscure historic details, result in a proliferation of extraneous visual clutter and detract from the character and appearance of the Valley Gardens Conservation Area to the detriment of local amenity. In addition, the internal illumination of these advertisements will exacerbate the harm caused. Therefore, the proposals are contrary to policy HE9 and QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

**BH2013/00121**

**31- 33 Bath Street Brighton**

Application for approval of details reserved by conditions 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25 and 28 of application BH2013/00069.

**Applicant:** Natterjack Construction

**Officer:** Wayne Nee 292132

**Split Decision on 12/04/13 DELEGATED**

**1) UNI**

The details pursuant to conditions 13, 15, 20, 23 and 25(i) subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 14, 16, 17, 18, 19, 21, 22 and 28 are NOT APPROVED for the reason(s) listed below.

The details in relation to condition 14 have not been approved as the proposed materials are considered inappropriate for the new buildings and are out of character. The submitted render sample is not in accordance with the approved drawings.

## **2) UNI2**

The details in relation to condition 16 have not been approved as the details of the Juliet balconies and the entrance gates do not accord with the approved drawings.

## **3) UNI3**

The details in relation to condition 17 have not been approved as the details of the balconies do not accord with the approved drawings.

## **4) UNI4**

The details in relation to condition 18 have not been approved as insufficient detail has been provided regarding the method statement.

## **5) UNI5**

The details in relation to condition 19 have not been approved as insufficient detail has been provided regarding the treatment of the retaining walls.

## **6) UNI6**

The details in relation to condition 21 have not been approved as insufficient details have been provided regarding the planting, and the gravel areas are considered inappropriate.

## **7) UNI7**

The details in relation to condition 22 have not been approved as insufficient information has been provided regarding the potential plant and machinery of future occupants.

## **8) UNI8**

The details in relation to condition 28 have not been approved as there are insufficient details regarding the sectional profiles and materials, and the proposed window finishes are considered inappropriate.

## **BH2013/00218**

### **1 Park Crescent Brighton**

Internal alterations incorporating removal of existing staircase and installation of new staircase also alterations to layout at ground floor and first floor level.

**Applicant:** Mr & Mrs Geilinger

**Officer:** Liz Arnold 291709

**Approved on 11/04/13 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.*

### **2) UNI**

The profile of the skirting to be installed in respect of the new first floor Bathroom shall match that of the existing.

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

### **3) UNI**

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**

No works shall take place until details of the new staircase, at no less than 1:10 scale, have been submitted to and approved in writing by the Local Planning Authority. These details shall include a section showing the junction of the new staircase with the entrance door fanlight. 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.*

**BH2013/00257**

**Lower Ground Floor 15 Bath Street Brighton**

Conversion of 2no bedsits on lower ground floor of existing House in Multiple Occupation (Sui Generis) to form 1no one bedroom self contained flat.

**Applicant:** Mr Tony Camps-Linney

**Officer:** Robin K Hodgetts 292366

**Refused on 09/04/13 DELEGATED**

**1) UNI**

The proposal would represent the loss of two units of non self-contained accommodation and as such be contrary to policy HO14 Of the Brighton & Hove Local Plan.

**BH2013/00371**

**18 Alexandra Villas Brighton**

Conversion of garage to form new habitable room.

**Applicant:** Mr Ed Patey

**Officer:** Chris Swain 292178

**Approved on 04/04/13 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 new window hereby permitted shall match the existing windows in regards to detailing, materials and proportion and shall be retained as such thereafter.

*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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site and block plan	053_PL_001	A	6/02/2013
Existing and proposed elevations and plans	053_PL_005		6/02/2013

**4) UNI**

The new brickwork hereby permitted shall match the existing brickwork, including the sizes, colours and textures of its bricks, the coursing, pointing and the detailing of its brick flat arch and tiled window.

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

**BH2013/00442**

**17 Alexandra Villas Brighton**

Loft conversion incorporating side rooflight and rear dormer.

**Applicant:** Mr James Bennett

**Officer:** Chris Swain 292178

**Approved on 12/04/13 DELEGATED**

Report from: 04/04/2013 to: 24/04/2013

**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) BH12.05A**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing rear and side elevations	014_PL_12		15/02/2013
Existing first floor and roof plans	014_PL_10		15/02/2013
Site location and block plan	053_PL_001	A	15/02/2013
Proposed plans	014_PL_11	B	15/02/2013
Proposed rear and side elevations	014_PL_13	B	15/02/2013

**BH2013/00452**

**8 Over Street Brighton**

Installation of rear rooflight, revised rear fenestration and removal of pebble dash render.

**Applicant:** Mr Paul Haggqvist

**Officer:** Pete Campbell 292359

**Approved on 12/04/13 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 walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the neighbouring buildings and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original buildings and shall be 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.*

**3) UNI**

The replacement second floor rear window shall be painted softwood, double hung vertical sliding sash with concealed trickle vents.

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

**4) UNI**

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

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



Plan Type	Reference	Version	Date Received
Block and site location plans	TA 696/01		13/02/2013
Existing floor plans	TA696/02		13/02/2013
Existing elevations	TA696/03	A	10/04/2013
Existing sections	TA696/04		13/02/2013
Proposed floor plans	TA696/10	D	10/04/2013
Proposed elevations	TA696/11	A	10/04/2013
Proposed sections	TA696/12	A	10/04/2013
Proposed second floor plan	TA696/16	B	10/04/2013
Proposed third floor plan	TA696/17	B	10/04/2013

**BH2013/00461**

**1 Belton Close Brighton**

Erection of two storey side extension with pitched roof.

**Applicant:** Mr Steve Bustin

**Officer:** Louise Kent 292198

**Refused on 11/04/13 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its size, height and proximity to the western boundary of the site, combined with the elevated site levels when compared to neighbouring properties to the west and south west of the site, would result in an overbearing and unneighbourly form of development. In addition, the applicant has failed to demonstrate that the proposed extension would not give rise to adverse loss of light to neighbouring properties to the west and south west of the site. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/00478**

**24 Albert Road Brighton**

Single storey extension to existing garage and roof alterations to facilitate creation of storage area above and associated works. (Retrospective)

**Applicant:** Mr Z Solomon

**Officer:** Anthony Foster 294495

**Refused on 23/04/13 DELEGATED**

**1) UNI**

The development would cause harm to the host property by virtue of inappropriate scale, positioning and detailing including the eaves and ridge detail and window and door designs, and as a result would detract from the character and appearance of the West Hill conservation area. The scheme is therefore considered to be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2013/00513**

**Princes House 53 Queens Road Brighton**

Certificate of lawfulness for the proposed installation of 2no external vents.

**Applicant:** Hargreaves Management Ltd

**Officer:** Louise Kent 292198

**Approved on 23/04/13 DELEGATED**

**BH2013/00540**

**13 St Pauls Street Brighton**

Certificate of lawfulness for proposed loft conversion incorporating front rooflight and rear dormer and single storey rear extension.

**Applicant:** Clifton Properties

**Officer:** Pete Campbell 292359

Report from: 04/04/2013 to: 24/04/2013

**Approved on 19/04/13 DELEGATED**

**1) UNI**

The development is permitted under Schedule 2, Part 1, Classes A, B, C and G of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**BH2013/00554**

**18 Roundhill Crescent Brighton**

Loft conversion incorporating rooflights to rear.

**Applicant:** Mr & Mrs Slaney

**Officer:** Chris Swain 292178

**Approved on 17/04/13 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) BH12.05A**

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

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

**3) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plans and elevations	1431/1669		20/02/2013
Proposed plans and elevations	1431/1670		20/02/2013

**BH2013/00595**

**Princes House 53 Queens Road Brighton**

Application for Approval of Details Reserved by Conditions 8 and 9 of application BH2012/03250

**Applicant:** Hargreaves Management Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 08/04/13 DELEGATED**

**BH2013/00612**

**19A Kensington Gardens Brighton**

Replacement of first and second floor bay windows to front elevation with double-glazed units.

**Applicant:** Mr Evan Rees

**Officer:** Chris Swain 292178

**Approved on 23/04/13 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**

Notwithstanding the submitted elevational drawings the proposed double glazed windows shall match exactly the external details of the existing windows,

including the horn details and method of opening and shall be retained as such thereafter.

*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
Existing window plans and elevations	OE139/SUR02		26/02/2013
Site and location plan	OE139/SUR02		26/02/2013
Proposed window plans and elevations			22/04/2013
Sash details	CSW-004		26/02/2013
Annotated photographic schedule			26/02/2013

### 4) UNI

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.*

## **BH2013/00638**

### **Brighton Railway Station Queens Road Brighton**

Application for Approval of Details Reserved by Condition 14v of application BH2012/02454

**Applicant:** Southern Railway Ltd

**Officer:** Liz Arnold 291709

**Approved on 22/04/13 DELEGATED**

## **WITHDEAN**

## **BH2012/04076**

### **4 Tongdean Rise Brighton**

Loft conversion incorporating new hipped end, rear dormer and rooflights to front and side.

**Applicant:** Mark Blencowe

**Officer:** Adrian Smith 290478

**Approved on 16/04/13 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 and existing plans			20/12/2012
Proposed plans			03/04/2013

**BH2013/00328**

**1 Hillcrest Brighton**

Erection of single storey side extension to ground floor and roof extension incorporating front, rear and side dormers.

**Applicant:** Mr A Embling

**Officer:** Jason Hawkes 292153

**Refused on 04/04/13 DELEGATED**

**1) UNI**

The proposed side and rear dormer extensions, by virtue of their overall size and inappropriate design, would form incongruous and unsympathetic features, detrimental to the appearance of the building and the surrounding area. The proposals are therefore contrary to the objectives of policy QD14 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2013/00392**

**3 Elms Lea Avenue Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Charles Bedwin

**Officer:** Christopher Wright 292097

**Approved on 08/04/13 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**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings, other than those expressly authorised by this permission, shall be constructed on the easterly facing flank wall 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
Location and Block Plans	RFA13/252/OS		7 Feb 2013
Existing Floor Plans and Elevations	RFA13/252/01		7 Feb 2013
Proposed Floor Plans and Elevations	RFA13/252/02	A	5 Apr 2013

### **BH2013/00397**

#### **1 Blackthorn Close Brighton**

Erection of first floor extension incorporating dormers to front, sides and rear, increased roof height and external alterations.

**Applicant:** Mr & Mrs G Kent

**Officer:** Mark Thomas 292336

**Approved on 11/04/13 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 first floor dormer window to the west facing elevation of the dwelling shall not be glazed otherwise than with obscured glass and shall be fixed shut/non-opening and shall thereafter be permanently retained as such.

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

#### **4) UNI**

The two first floor dormer windows to the east facing elevation of the dwelling shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

#### **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
Existing floor plans and elevations			7/02/2013
Site location plan, block plan, and proposed floor plans and elevations			14/02/2013

### **BH2013/00441**

#### **178 Surrenden Road Brighton**

Erection of two storey front extension incorporating associated roof alterations, front dormer and side rooflight.

**Applicant:** Mr & Mrs Comer

**Officer:** Robert McNicol 292322

**Approved on 08/04/13 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
Location and block plan			12/02/2013
Existing plans and elevations	1037/01		12/02/2013
Proposed plans and elevations	1037/02		12/02/2013

**BH2013/00497**

**16 Hillbrow Road Brighton**

Erection of part one part two storey side and rear extension with a pitched roof, an increase in ridge height and rooflights. Relocation of garage to lower ground floor level and associated alterations.

**Applicant:** Mr & Mrs Ian McFarland

**Officer:** Robert McNicol 292322

**Approved on 10/04/13 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 and documents listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans, sections and elevations	1303012/01		13/02/2013
Proposed lower ground & ground floor plans, proposed elevations	1062013/02		13/02/2013
Proposed first floor & roof plans, proposed sections, location & block plan	1062013/03		13/02/2013
Proposed street scene elevation	1052013/04		13/02/2013
Waste minimisation statement			13/02/2013

**BH2013/00529**

**15 Bates Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr David Brook

**Officer:** Robert McNicol 292322

**Refused on 19/04/13 DELEGATED**

Report from: 04/04/2013 to: 24/04/2013

**1) UNI**

By virtue of its height along the boundary and its proximity to the ground floor rear window of no. 17 Bates Road, the proposed extension would have a detrimental impact on the outlook from this window and would be likely to cause a material loss of daylight to the room it serves. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

By virtue of its projection to both the side and rear of the property, beyond an existing outrigger, and its combination of roof forms the proposed extension would relate poorly to the form and original character of the dwelling and would detract from the overall appearance of the terrace. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2013/00535**

**Regency Court Withdean Rise Brighton**

Replacement of single glazed timber framed common-way windows and doors with UPVC double glazed units.

**Applicant:** Anstone Properties Ltd

**Officer:** Robert McNicol 292322

**Approved on 18/04/13 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
Block plan, site plan, existing and proposed elevations	AC/Regency Court/Windows/01		19/02/2013
Photographic schedule			19/02/2013

**BH2013/00537**

**144 Valley Drive Brighton**

Loft conversion incorporating hip to barn end side roof extensions, additional side window, rooflights to front and rear and rear Juliet balcony with pitched roof over.

**Applicant:** Mr & Mrs Mitchener

**Officer:** Steven Lewis 290480

**Refused on 18/04/13 DELEGATED**

**1) UNI**

The extensions are considered poorly designed in relation to the positive qualities of the neighbourhood and the appearance of the immediate street scene. The increase in scale and bulk fails to relate to the design of existing buildings in the immediate Valley Drive street scene and would materially harm the character and appearance of the area. In addition, the number of rooflights proposed to the front roof plane is considered excessive. The proposals are thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Guidance Note 1 (roof extensions and alterations).

**BH2013/00597****20 Westdene Drive Brighton**

Erection of two storey rear extension at ground and lower ground floor incorporating ground floor glazed balcony and formation of glazed access stairs.

**Applicant:** Mr Omer Kadir

**Officer:** Mark Thomas 292336

**Approved on 22/04/13 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 balcony privacy screens hereby approved shall be installed before the balcony is used as an amenity area. The privacy screens 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.*

**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 plans and elevations			25/02/2013
Proposed elevations	NMA2013/01/02		25/02/2013
Proposed ground floor plan	NMA2013/02/01		25/02/2013
Proposed lower ground floor plan	NMA2013/03/01		25/02/2013
Proposed sections	NMA2013/04/01		25/02/2013

**BH2013/00642****26 Whitethorn Drive Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr & Mrs Collis

**Officer:** Jason Hawkes 292153

**Refused on 19/04/13 DELEGATED**

**1) UNI**

Due to its scale, siting and design, the scheme would result in an incongruous and unsympathetic addition which would also give the host property an overextended appearance. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2013/00654****54 Surrenden Crescent Brighton**

Erection of car port to North elevation with associated landscaping.

**Applicant:** Mr P Lewis

**Officer:** Jason Hawkes 292153

**Approved on 22/04/13 DELEGATED**

Report from: 04/04/2013 to: 24/04/2013



**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) BH05.10**

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

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

**3) UNI**

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	RFA 13/254/OS		25/02/2013
Existing Elevations	RFA 13/254/01		25/02/2013
Proposed Elevations	RFA 13/254/02		25/02/2013
Ground Floor Plan - Existing and Proposed	RFA 13/254/03		25/02/2013
Proposed Site Plan	RFA 13/254/04		25/02/2013

**BH2013/00663**

**20 Regency Court Withdean Rise Brighton**

Replacement of windows from timber to double glazed UPVC units.

**Applicant:** Ms Rosemary Clarke

**Officer:** Steven Lewis 290480

**Approved on 15/04/13 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 Plan			04/03/2013
BHW Glass Window Schedule			04/03/2013
Universal Product guide			04/03/2013
Photographic Records			04/03/2013

**BH2013/00729**

**10 Tongdean Rise Brighton**

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end side roof extensions, rear dormers and front rooflights.

**Applicant:** Mr J McCluskey

**Officer:** Christopher Wright 292097

**Approved on 16/04/13 DELEGATED**

Report from: 04/04/2013 to: 24/04/2013

## **EAST BRIGHTON**

### **BH2012/02994**

#### **Percival Mansions 7 - 10 Percival Terrace Brighton**

Installation of hand rails to front entrance.

**Applicant:** Mr Richard Romain

**Officer:** Chris Swain 292178

**Approved on 23/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan			26/11/2012
Set of three photographic image (existing)			17/09/2012
Set of three photographic image (proposed)			8/10/2013
Proposed plan 1:20			13/02/2013
Proposed elevation 1:20			18/02/2013
Profile of handrail 1:1			18/02/2013

#### **3) UNI**

The handrails hereby permitted shall be cast iron, painted black and permanently 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.*

### **BH2012/02996**

#### **Percival Mansions 7 - 10 Percival Terrace Brighton**

Installation of hand rails to front entrance.

**Applicant:** Mr Richard Romain

**Officer:** Chris Swain 292178

**Approved on 23/04/13 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.*

#### **2) UNI**

The handrails hereby permitted shall be cast iron, painted black and permanently 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.*

**BH2012/03909**

**39 Chesham Road Brighton**

Application for approval of details reserved by conditions 4, 5, 7, 10 and 11 of application BH2011/02949.

**Applicant:** Mr Clive Hawkins

**Officer:** Wayne Nee 292132

**Approved on 08/04/13 DELEGATED**

**BH2013/00304**

**Grass Verge South of 4 Wiston Way Fronting Wiston Road Brighton**

Removal of existing disused grassland and creation of extended hardstanding and dropped kerb to provide 2no additional off road parking spaces.

**Applicant:** Brighton & Hove Housing Centre

**Officer:** Chris Swain 292178

**Refused on 23/04/13 DELEGATED**

**1) UNI**

The proposed development would increase levels of car parking availability at the expense of an undeveloped area of land and would fail to demonstrate that the proposed development would maximise the use of public transport, walking and cycling. The proposals are thereby contrary to Policy TR1 of the Brighton & Hove Local Plan.

**BH2013/00366**

**Hamilton Lodge School 11 Walpole Road Brighton**

Application for approval of details reserved by condition 4 of application BH2012/02118.

**Applicant:** Hamilton Lodge (Brighton) Ltd

**Officer:** Robin K Hodgetts 292366

**Approved on 15/04/13 DELEGATED**

**BH2013/00367**

**51 Upper Abbey Road Brighton**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mr N Eames

**Officer:** Robin K Hodgetts 292366

**Approved on 24/04/13 DELEGATED**

**HANOVER & ELM GROVE**

**BH2013/00272**

**105 Southover Street Brighton**

Installation of retractable awning on Lewes Street elevation. (Retrospective)

**Applicant:** Enterprise Inns

**Officer:** Sonia Gillam 292265

**Refused on 08/04/13 DELEGATED**

**1) UNI**

The awning, by reason of its design, siting and high visibility, has a visually intrusive appearance which is out of keeping with the appearance of the building and adversely affects the visual amenity of the surrounding area. The development is therefore contrary to policies QD11 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

**2) UNI2**

The awning, by reason of its unsatisfactory height above ground level and unsatisfactory distance from the carriageway edge, does not protect the interests

of the public using the roads and footways. The development is therefore contrary to policies QD11, TR7 and TR8 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

**BH2013/00396**

**Top Flat 11 Gladstone Terrace Brighton**

Loft conversion incorporating rear dormers and front rooflight.

**Applicant:** Mr Jeremy Washington

**Officer:** Andrew Huntley 292321

**Refused on 08/04/13 DELEGATED**

**1) UNI**

Dormer windows should instead be kept as small as possible and clearly be subordinate addition to the roof, set appropriately in the roof space and well off the sides, ridge and eaves of the roof. The supporting structure for the dormer window should be kept to a minimum as far as possible to avoid a heavy appearance and there should be no large areas of cladding either side of the window or below. In addition, dormer windows should normally align with the windows below. In this instance, the two rear dormer windows situated close together on a small roof slope would appear visually dominant and would not be a subordinate addition. As such, the number of dormer windows would have a harmful impact on the host property and adversely affect the character of the area. Therefore, the proposal is contrary to Policy QD14 of the Brighton & Hove Local Plan (2005) and SPGBH1 Roof Alterations and Extensions.

**BH2013/00482**

**17 Ewart Street Brighton**

Roof alterations to facilitate loft conversion incorporating installation of juliette balcony and window to rear and 2no rooflights to front elevation.

**Applicant:** Mr Roderick Pack

**Officer:** Pete Campbell 292359

**Refused on 22/04/13 DELEGATED**

**1) UNI**

The proposed rear dormer by virtue of its excessive size, uncomplimentary design and large areas of cladding would adversely impact upon the appearance and character of the host property, the rear of the terrace and the wider surrounding area and as such is contrary to SPGBH1 and policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2013/00628**

**2 Brading Road Brighton**

Certificate of lawfulness for a proposed conversion of 1no. flat and 1no. maisonette into a single residential dwelling.

**Applicant:** Silver Beach Properties Ltd

**Officer:** Liz Arnold 291709

**Approved on 23/04/13 DELEGATED**

**HOLLINGDEAN & STANMER**

**BH2012/03219**

**53 Crespin Way Brighton**

Demolition of existing garage and erection of a two storey dwelling.

**Applicant:** HVRM Property Maintenance

**Officer:** Chris Swain 292178

**Approved on 05/04/13 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) BH02.03**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) BH02.08**

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

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

**4) BH03.01**

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

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

**5) BH05.01B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**6) BH05.02B**

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

Planning Authority.

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

**7) BH05.10**

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.*

**8) 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.*

**9) UNI**

The tree which is to be retained on site (annotated as T2 in drawing 539/02) is to be fully protected to BS 5837 (2005) 'Trees on Development Sites' in strict accordance with details contained in the RW Green Limited Arboricultural Report dated October 2012.

*Reason: To ensure the protection of the trees and to comply with policy QD16 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed elevations and plans	539/02		8 October 2012
Site location and block plan	539/03		8 October 2012

**11) UNI**

The development shall not be occupied until the existing crossover has been removed, including the raising of the kerb and the replacement of the grass verge.

*Reason: To ensure the highway is restored to its original form, to maintain highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**BH2012/03952**

**90 Hollingdean Terrace Brighton**

Conversion of single House in Multiple Occupation to 2no units of House in Multiple Occupation, with 1no unit on lower ground and ground floors and 1no unit on first and second floors, incorporating external alterations and loft conversion with rear dormer and rooflights to front and side.

**Applicant:** Mr Nick Malyon

**Officer:** Anthony Foster 294495

**Approved on 08/04/13 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) 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) BH06.02**

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

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

**4) UNI**

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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site & Block Plans	020812/002		18/12/2012
Elevations & Floor Plans Existing	020812/001		11/12/2012
Elevations & Floor Plans Proposed	020812/101	A	11/03/2013

**BH2013/00192**

**8 Hawkhurst Road Brighton**

Erection of two storey side extension with associated roof alterations.

**Applicant:** Mr Nick Collins

**Officer:** Louise Kent 292198

**Approved on 04/04/13 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
As existing	7506/01		22 January 2013
As proposed	7506/02		22 January 2013

## **BH2013/00410**

### **1 Mountfields Brighton**

Change of use from dwelling house (C3) to House in Multiple Occupation (C4) and associated external alterations (part retrospective).

**Applicant:** Mr Nicholas Browne

**Officer:** Anthony Foster 294495

**Approved on 17/04/13 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) 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) 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) BH06.02**

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

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

#### **5) UNI**

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			11/02/2013
Drawing 2 - Downstairs - As is			11/02/2013
Drawing 3 - Downstairs - To be			11/02/2013
Drawing 4 - Upstairs - As is			11/02/2013
Drawing 5 - Upstairs - To be			11/02/2013
Drawing 6 - Front Elevation - As is			11/02/2013
Drawing 7 - Front Elevation - To be			11/02/2013



## **BH2013/00547**

### **52 Wolseley Road Brighton**

Application for approval of details reserved by condition 5 of application BH2012/00422.

**Applicant:** Robert Knight

**Officer:** Wayne Nee 292132

**Approved on 17/04/13 DELEGATED**

## **MOULSECOOMB & BEVENDEAN**

### **BH2011/03861**

#### **American Express Community Stadium Village Way Brighton**

Application for variation of conditions 39 and 43 of approved planning application BH2001/02418 and variation of conditions 35 and 38 of approved planning application BH2008/02732. Condition 39 of application BH2001/02418 and condition 35 of application BH2008/02732 seek to reduce the minimum number of car parking spaces from 2000 to 1500 and increase the maximum number from 2200 to 3000 and to read as follows - " Unless otherwise agreed in writing with the Local Planning Authority, no use of the Stadium for Outdoor Events shall occur unless a minimum of 1500 car parking spaces and a maximum of 3,000 car parking spaces at Sussex University and land at the former Falmer High School or at alternative locations within 1.5km of the Stadium as shown on the car parking plan within Document 6 of the Addendum to the Transport Assessment (Appendix 2.1 of Environmental Statement) which was received on the 15 March 2012, are made available for use by persons attending the said Outdoor Event. Any proposed change to the approved aforementioned parking would need to be submitted to and approved in writing by the Local Planning Authority." Condition 43 of application BH2001/02418 and condition 38 of application BH2008/02732 seek to increase the maximum number of people in attendance from 22,500 to 30,750 (additional 8,250) and to read as follows - "No event shall take place at the Community Stadium with an attendance in excess of 30,750 people".

**Applicant:** Brighton & Hove Albion Football Club Ltd

**Officer:** Kathryn Boggiano 292138

**Approved after Section 106 signed on 10/04/13 PLANNING COMMITTEE**

#### **1) UNI**

Of the additional 8,250 capacity hereby approved, only 5,991 seats of the additional capacity shall be brought into use for the 2012/2013 football season.

*Reason: As a phased approach to the increase in capacity is proposed, and in order to ensure that transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings referenced 05099 201 Rev C, 11566 300 Rev B, 11566 301 Rev C, 11566 302 Rev B, 11566 303 Rev B received on 19 December 2012 and 11566 150 Rev E received on 09 January 2012, 11566 001 Rev D, 11566 003 Rev A (Phase 1), 11566 003 Rev A (Phase 2), 11566 004 Rev A, 22082 220, 'taxi drop off and collection point plan' received 29 March 2012, 'disabled parking plan' received on 5 April 2012.

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

#### **3) UNI**

Any trees or plants which within 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 interests of the amenity of the area in compliance with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

**4) UNI**

Notwithstanding the submitted details, the additional capacity hereby approved shall not be brought into use until a scheme for the integrated provision of suitable secure covered bicycle parking facilities has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been fully implemented and retained as such thereafter.

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

**5) UNI**

The external lighting, pitch floodlighting, security fencing and CCTV cameras as set out in the approved scheme - NG Bailey titled 'The Community Stadium - Brighton - Pitch Lighting' ref: 68708/DOC/026 Rev P01 and 'The Community Stadium - Brighton - CCTV Technical Submittal' ref: 68708/DOC/028 Rev C and security fencing shall be retained as such.

*Reason: In order to ensure that the stadium operates in a safe manner and that crime prevention measures are incorporated in compliance with policy QD7 of the Brighton & Hove Local Plan.*

**6) UNI**

The pitch floodlighting shall not be used other than for an Outdoor Event and shall be turned off after each Outdoor Event no later than 11.00 pm.

*Reason: In order to minimise light pollution and avoid any harmful impact on the amenity of occupiers of adjoining properties in compliance with policies QD26 and QD27 of the Brighton & Hove Local Plan.*

**7) UNI**

No events involving motor vehicles (including static vehicles) shall take place within the Stadium.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in the countryside in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

**8) UNI**

There shall be no laser or pyrotechnics/firework displays other than within the confines of the Stadium and none of which shall exceed the highest point of the roof, excluding the roof arches. Any such display shall be limited to no more than 4 times in any 12 month period and shall only take place between 9.00 am and 11.00 pm Monday to Saturday and between 9.00 am and 10.30 pm on Sundays and Bank Holidays.

*Reason: In order to protect the amenity of adjoining occupiers and to control noise pollution in the countryside in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

**9) UNI**

All external lighting, including pitch floodlighting and lighting for the Falmer High School car park, shall be of a nature and design having a zero upward lighting requirement so as to eliminate upward glare.

*Reason: In order to minimise light pollution and avoid any harmful amenity impact on occupiers of adjoining properties in compliance with policies QD26 and QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 (as amended) (or amendments or re-enactment thereof) the elevations of the building(s) hereby permitted shall not be painted

other than in such colours as shall be agreed in writing by the Local Planning Authority.

*Reason: The Local Planning Authority considers that any changes in the colours of the materials hereby approved could cause harm to the character and amenity of the area and would wish to control future changes in compliance with policies QD1, QD27 and NC6 of the Brighton & Hove Local Plan.*

#### **11) UNI**

Amplified sound from outdoor concerts within the Stadium shall be controlled in accordance with the guidance provided by the Code of Practice on Environmental Noise Control at Concerts, The Noise Council 1995, such that noise levels do not exceed 75 dB LAeq 15 min, 1 metre from the façade of any noise sensitive premises, which for the avoidance of doubt shall include all the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

#### **12) UNI**

At least 28 days prior to any outdoor music concert a detailed feasibility study examining the likely propagation of music noise from the proposed event shall be submitted in writing for the approval of the Local Planning Authority. The study shall have reference to the guidance of The Noise Council's Code of Practice on Environmental Noise Control at Concerts (1995) or any subsequent alternative guidance and shall include, though not necessarily be restricted to, information on timing, programme and duration of the music entertainment and sound checks the proposed maximum music noise levels within the Stadium bowl audience area and at any front of house mixing desks; the likely music noise levels at LAeq and Leq, 15 min at the 63 Hz and 125 Hz octave bands, 1 metre from the façade of the nearest noise sensitive property, which for the avoidance of doubt shall include all the University of Brighton's academic and residential buildings at the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings; the location, type and directionality of all sound systems associated with the event; the measures and steps that will be in place to manage music noise levels to ensure that the music noise level criterion of 75 dB L Aeq, 15 min is unlikely to be exceeded 1 metre from the façade of the nearest noise sensitive property.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

#### **13) UNI**

All Outdoor Events within the Stadium shall only take place between 9.00 am and 11.00 pm Monday to Saturday, and between 9.00 am and 10.30 pm on Sundays and Bank Holidays.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

#### **14) UNI**

The total number of Outdoor Events within the Stadium shall not exceed in any period of 12 months 50 of which not more than two shall be music concerts. Any proposed events in addition to these shall be subject to the prior written approval of the Local Planning Authority.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution and disturbance in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

### **15) UNI**

All events within indoor bars and indoor function areas shall only take place between 8am and midnight Monday to Saturday and 8am and 11pm on Sundays, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

### **16) UNI**

The Public Address (PA) system (both internally and externally) shall be operated such that its Rating Level, measured or calculated at 1m from the façade of the nearest noise sensitive premises, shall not exceed a value 5 dB(A) above the existing LA90 background noise level. The Rating level of the PA noise and existing background noise levels shall be determined as per the guidance provided in BS4142:1997.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

### **17) UNI**

The use of the PA system shall be limited to between 9.00am and 11.00pm Monday to Saturday and 9.00am and 10.30pm Sundays and Bank Holidays, and the use of the external PA system (outside the stadium) shall be restricted to public safety announcements and shall not be used for general crowd entertainment.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

### **18) UNI**

No car park to the west of the stadium shall be used for events finishing after 11.00 pm.

*Reason: In order to protect the amenity of nearby residents and to minimise noise pollution in compliance with policy QD27 of the Brighton & Hove Local Plan.*

### **19) UNI**

Noise associated with plant and machinery used at the development shall be controlled such that the Rating Level, measured or calculated at 1m from the façade of the nearest existing noise sensitive premises, shall not exceed 5 dB (A) below the existing LA90 background noise level. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS4142: 1997.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

### **20) UNI**

Refuse collection and deliveries shall only take place between 06:00 and 18:00 daily, except at those parts of the application site forming part of the campus of the University of Sussex and Falmer School.

*Reason: In order to protect the amenity of adjoining occupiers and to avoid vehicle congestion at peak hours in compliance with policies NC6 and QD27 and TR7 of the Brighton & Hove Local Plan.*

### **21) UNI**

- a. The Link Road between Stanmer Park Road and the University of Sussex as shown on Plan No. HED/307. VWN.PP.002.REV B shall continue to be made available at all times to provide vehicular access and egress to the University of Sussex;
- b. The previous access to the University of Sussex from the A27 to Falmer House Road shall continue to be closed to all vehicular traffic.

- c. Vehicular access to the Stadium and the University of Brighton from the westbound A27 on slip shall be restricted to emergency vehicles by a locked gate or demountable bollards.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4 and TR6 of the Brighton & Hove Local Plan.*

#### **22) UNI**

The new pedestrian footway/cycleway from Falmer High School (from the new junction on the A270) to the Stadium shall continue to be made available for use by the public at all times.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR11, TR12, TR14 and TR15 of the Brighton & Hove Local Plan.*

#### **23) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the approved access ramp located at the western end of the footway/cycleway from the former Falmer High School to Stadium and the transportation method for people with limited mobility, shall be fully constructed and carried out in accordance with the details previously approved (by letter on 14 October 2010) and as shown on drawing nos. N71041 - FL (01) revision D, N71041 - FL (01) revision G submitted on 8 October 2010, and drawing ref: 220 submitted on 29 March 2012 by the 31 December 2012 and retained as such thereafter.

*Reason: In order to provide an accessible route between the car park and the American Express Community Stadium and to comply with policy TR1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.*

#### **24) UNI**

The additional capacity hereby approved shall not be brought into use until a scheme detailing the interim methods of transportation and the routes from the car park at the former Falmer High School (ref: BH2012/00384) to the Stadium, for people with limited mobility has been agreed in writing with the Local Planning Authority. The details shall include a timeframe for implementation and specification for the temporary ramp and access route along with the temporary access route which will be in place while the permanent ramp detailed in condition 23 is under construction. The scheme shall be implemented fully in accordance with the approved details.

*Reason: In order to provide an accessible route between the car park and the American Express Community Stadium and to comply with policy TR1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.*

#### **25) UNI**

No use of the Stadium for Outdoor Events shall occur unless Park & Ride facilities within a total minimum capacity of 1,300 car parking spaces are available for use by persons attending Outdoor Events at the Stadium and such spaces shall be maintained for use in accordance with the Travel Management Plan.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.*

#### **26) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, no use of the Stadium for Outdoor Events shall occur unless a minimum of 1500 car parking spaces and a maximum of 3,000 car parking spaces at Sussex University and land at the former Falmer High School or at alternative locations within 1.5km of the Stadium as shown on the car parking plan within Document 6 of the Addendum to the Transport Assessment (Appendix 2.1 of Environmental Statement) which was received on the 15 March 2012, are made available for use by persons attending the said Outdoor Event. Any proposed change to the approved aforementioned parking would need to be submitted to and approved in writing by the Local Planning Authority.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.*

#### **27) UNI**

No event shall take place at the Stadium with an attendance in excess of 30,750 people.

*Reason: In the interests of public safety and to avoid excessive noise and disturbance in accordance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

#### **28) UNI**

No indoor or outdoor event(s) (which for the avoidance of doubt will include conferences and banquets) with an anticipated individual or cumulative attendance at any time of 250 or more shall take place at the Stadium other than in accordance with the Travel Management Plan or such separate Travel Management Plan as shall have been submitted to and approved in writing by the Local Planning Authority specific to that Event.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.*

#### **29) UNI**

The Stadium shall operate at all times in accordance with the approved Stewarding Plan. No event with an anticipated attendance of 500 or more shall take place at the Stadium other than in accordance with the Stewarding Plan or such separate Stewarding Plan as shall have been submitted to and approved in writing by the Local Planning Authority specific to that Event.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.*

#### **30) UNI**

The car parking within the stadium itself shall only be available for use by occupiers and users of the stadium.

*Reason: In order to prevent increasing the general availability of car parking spaces in the area and to meet sustainable transport objectives in compliance with policies TR1, TR2, TR19 of the Brighton & Hove Local Plan*

#### **31) UNI**

No use of the Stadium for Outdoor Events shall take place unless in accordance with the approved Outdoor Event day Controlled Parking Zone which shall be brought into operation for the duration of each Outdoor Event and for three hours either side of the start and finish times of each Outdoor Event. The area covered by the Controlled Parking Zone is identified in Application No BH2001/02418/FP inquiry documents BHA 251/253 and 252 at Plans 3 and 2 respectively, but for the avoidance of doubt shall include the village of Falmer, The Controlled Parking

Zone will in every case operate to prevent visitors to the Outdoor Event from parking their vehicles within the area controlled by the Controlled Parking Zone.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan*

### **32) UNI**

The Stadium shall continue to make the following accommodation available within the Stadium building:

1. A study support centre to be operated jointly with the Learning and Skills Council or with any such other agency or agencies as may be agreed in writing with the Local Planning Authority of not less than 81 square metres.
2. A Skills Training Centre which may be operated in conjunction with such commercial or educational agencies as may wish to participate to provide such range of courses as may be agreed in writing with the Local Planning Authority of not less than 1224 square metres.
3. Such internal space as may be reasonably required and subject to the prior needs of the Company's football and other commercial activities to be provided on a not for profit basis for the agreed periods of use by the local residents and other groups to be agreed in writing by the Local Planning Authority.

*Reason: In order to ensure the delivery of the community educational benefits by the club which partly enabled the tests to be met for allowing an exception to policy to be made under policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

### **33) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the chalk re-profiling aftercare measures shall be carried out in accordance with the Soil Handling and Agricultural Land Restoration Method Statement set out in Appendix 7.3 of the Environmental Statement on BH2008/2732.

*Reason: In order to ensure the satisfactory handling of soils and restoration of agricultural land in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

### **34) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the chalk re-profiling and soil restoration 5 year aftercare programme shall be carried out in strict accordance with the details set out in the Agricultural Method Statement.

*Reason: In order to ensure the satisfactory handling of soils and restoration of agricultural land in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

### **35) UNI**

The additional capacity hereby approved shall not be brought into use until details of a minimum provision of 80 motorcycle parking spaces has been submitted to and approved in writing by the Local Planning Authority. The motorcycle parking shall be implemented fully in accordance with the approved details prior to the additional capacity being first brought into use and retained as such thereafter.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan*

### **36) UNI**

No more than 5,991 seats of the 8,250 additional capacity hereby approved shall be brought into use unless details of an additional permanent park and ride solution, or an alternative transport solution, has been agreed in writing by the Local Planning Authority in consultation with the highways authorities and until the permanent park and ride solution, or an alternative transport solution has

been implemented.

*Reason: As the capacity of the Stadium will need to be restricted unless a permanent Park and Ride solution to replace the 650 space temporary car park and to ensure that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.*

### **37) UNI**

The use of the car park approved under planning application BH2012/00384 plus the use of the adjacent Brighton Aldridge Community Academy site, for parking to serve this development, shall not exceed 1,000 car parking spaces at any one time.

*Reason: Planning application BH2012/00384 has been assessed on the basis of no more than 1,000 cars being parked on the two sites and no more than 1,000 cars accessing the site from the A270 via the railway-bridge, and an increased number of trips has not been considered in terms of the impact on the local highway network and highway safety and neighbouring amenity, and in relation to policies TR1, TR7, TR19 and QD27 of the Brighton & Hove Local Plan.*

### **38) UNI**

The overall maximum attendance at an indoor event or events in the conferencing/banqueting facilities within the Stadium shall not exceed 2510.

*Reason: In order to avoid excessive noise and disturbance in accordance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

### **39) UNI**

The Transport Interchange as approved by the application to Lewes District Council ref: LW/02/1595, the development proposed in Applications C & D (ref: BH2003/02499 & LW/03/1618) and other means of access and parking for vehicles and cyclists and pedestrian facilities which form part of this permission which have been laid out, constructed and provided, including the Transport Interchange, access, parking and other facilities shall be retained as such at all times.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in compliance with policies TR1, TR2, TR4, TR6, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.*

## **BH2013/00515**

### **190 Bevendean Crescent Brighton**

Change of Use from a small house of multiple occupation (C4) to house of multiple occupation (sui generis) with 7 beds.

**Applicant:** Mr John Panteli

**Officer:** Anthony Foster 294495

**Approved on 15/04/13 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) 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) BH06.02

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

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

### 4) UNI

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 1:1250			18/02/2013
Block Plan 1:500			18/02/2013
Existing & Proposed Floor Plans			18/02/2013

## QUEEN'S PARK

### BH2012/03367

#### **24 St James's Street Brighton**

Creation of fourth floor to form two bedroom flat.

**Applicant:** Mr Stuart Chalk

**Officer:** Jonathan Puplett 292525

**Refused on 04/04/13 PLANNING COMMITTEE**

#### 1) UNI

The proposed additional storey would result in a building of an excessive scale which would have an awkward and overbearing relationship with the adjoining terrace to the west and the adjoining building to the north (Dorset House, no. 30 Dorset Gardens). The proposed enlarged building would dominate views down Dorset Gardens from the north, from the east when viewed in comparison to the building in situ at nos. 25-28 St. James's Street, and from the south when viewed from Madeira Place. The proposed additional storey is of a faux traditional design; the large flat roofed bulk would appear as an incongruous addition to the roofscape, and the faux traditional form and detailing of the proposal would clash with the contemporary appearance of the existing building resulting in an inappropriate appearance. The proposed additional storey would harm the appearance of the recently constructed building, and would cause significant harm to the street scene, the setting of the listed buildings to the south of the site, and the character of the East Cliff Conservation Area. The proposal is therefore contrary to policies QD1, QD14, HE3 and HE6 of the Brighton & Hove Local Plan, and the key objective of securing good design which is set out in the NPPF.

### BH2013/00447

#### **110A St Georges Road Brighton**

Replacement of timber, steel and UPVC framed windows with anodised aluminium framed windows.

**Applicant:** 110A St Georges Road Ltd

**Officer:** Sonia Gillam 292265

**Approved on 22/04/13 DELEGATED**

#### 1) BH01.01

Report from: 04/04/2013 to: 24/04/2013

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed window elevation and plan layout A	A4-QW15048-100		08/04/2013
Proposed window elevation B	A4-QW15048-101		08/04/2013
Proposed window elevation C1	A4-QW15048-102		08/04/2013
Proposed window elevation C2	A4-QW15048-103		08/04/2013
Proposed window elevation D	A4-QW15048-104		08/04/2013
Proposed window elevation and plan layout E	A4-QW15048-105		08/04/2013
Head Detail	004		08/04/2013
Head Detail	006		08/04/2013
Head Detail	007		08/04/2013
Head Detail	008		08/04/2013
Cill Detail	023		08/04/2013
Cill Detail	024		08/04/2013
Cill Detail	027		08/04/2013
Cill Detail	029		08/04/2013
Jamb Detail	041		08/04/2013
Jamb Detail	043		08/04/2013
Mullion Detail	061		08/04/2013
Transom Detail	062		08/04/2013
Mullion Detail	064		08/04/2013
Mullion Detail	065		08/04/2013
Mullion Detail	066		08/04/2013
Corner Post Detail	083		08/04/2013
Site Location Plan			12/02/2013

**BH2013/00573**

**Flats 14 & 19 Northumberland Court 62-64 Marine Parade Brighton**

Certificate of Lawfulness for proposed conversion of 2no flats into single residential dwelling.

**Applicant:** Ms Maria Boyce

**Officer:** Sonia Gillam 292265

**Approved on 24/04/13 DELEGATED**

**BH2013/00577**

**97 Freshfield Road Brighton**

Alterations to roof of rear outrigger to create additional habitable space. Replacement of existing basement window with door to front elevation.

**Applicant:** Mr N W Chrisp

**Officer:** Pete Campbell 292359

## **Refused on 18/04/13 DELEGATED**

### **1) UNI**

The proposed extension by virtue of its flat roof design and additional bulk would break the balance and form currently shared at the rear with no.99 Freshfield Road, causing undue disruption to the visual rhythm found at the rear of the terrace. The proposal as a consequence would have a detrimental impact upon the character and appearance of the host building as well as no.99 Freshfield Road and the area as a whole, contrary to policy QD14 of the Brighton & Hove Local Plan.

## **ROTTINGDEAN COASTAL**

### **BH2012/02416**

#### **107 Marine Drive Rottingdean Brighton**

Demolition of existing dwelling, with associated B&B facilities and erection of new building to provide 6no 2 bed flats and 1no 1 bed flat. Erection of 1no detached 4 bed house accessed via Chailey Avenue.

**Applicant:** Mr & Mrs R Turrell

**Officer:** Liz Arnold 291709

#### **Approved after Section 106 signed on 05/04/13**

### **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**

Unless otherwise agreed in writing by the Local Planning Authority, the dwellinghouse hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **3) UNI**

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

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

### **4) UNI**

The vehicle parking areas 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.*

### **5) UNI**

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

*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.*

**6) UNI**

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

**7) UNI**

The first floor window within the southern elevation of the dwellinghouse hereby approved shall not be glazed otherwise than with obscured glass and fixed shut 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.*

**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**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 1st August 2012 shall be implemented in strict accordance with the approved details.

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

**10) 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.*

**11) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development of the residential flats hereby approved 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 of the flats 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 of the flats 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.*

#### **12) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development of the dwellinghouse hereby approved 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 of the dwellinghouse will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development of the dwellinghouse will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **13) UNI**

No development shall commence until a Scheme of Management of the vehicle parking, in respect of the flats hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The scheme must include the following measures;

- (a) Details of how each car parking space will be allocated and managed,
- (b) Details of measures to ensure that each car parking space is for the use of its allocated owner.

The approved scheme must be implemented prior to the occupation of the development and shall be retained as such thereafter.

*Reason: To ensure that the development maintains a sustainable transport strategy and to comply with policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan.*

#### **14) UNI**

Notwithstanding the cycle storage facilities shown in the drawings hereby approved the development hereby permitted shall not be commenced until revised cycle storage facilities 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 first 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.*

#### **15) 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.*

**16) UNI**

Notwithstanding the information submitted, no development shall commence on site until a detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme. The scheme shall include indications of existing hedgerows on the land together with measures for their protection during the course of the development.

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

**17) UNI**

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

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

**18) 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	14		31/10/2012
Conversion to 7 Flats, Buildings as Existing	06		01/08/2012
Conversion to 7 Flats	07	Rev. B	29/10/2012
Conversion to 7 Flats - 1 Detached House Site Plan	08	Rev. D	31/10/2012
Detached House Modified Proposals	09	Rev. D	29/10/2012
Detached House + 7 Flats Contextual Elevations	11	Rev. A	05/10/2012

**BH2012/03482**

**28 Eastern Place Brighton**

Replacement of metal windows with timber double doors with associated alterations to form obscured glass Juliette balconies to rear elevation.

(Retrospective)

**Applicant:** Miss Lucy Lauener

**Officer:** Pete Campbell 292359

**Approved on 09/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan			01/11/2012
Rear elevation existing			01/11/2012
Rear elevation proposed			01/11/2012
Juliette balcony detail			01/11/2012
Technical details sheet			01/11/2012
Product survey sheet and identification photo			01/11/2012

## **3) UNI**

The railings and obscure glazed panels forming the Juliette balconies hereby approved under this application shall be installed within three months of the date of the decision notice and shall be retained as such.

*Reason: To safeguard the appearance and character of the area and the residential amenity of neighbouring occupants, in accordance with policy QD14 and QD27 of the Brighton & Hove Local Plan 2005.*

### **BH2012/03858**

#### **40 Bristol Gardens Brighton**

Application for Approval of Details Reserved by Condition 16 of application BH2010/03333

**Applicant:** Mr Robin Cross

**Officer:** Anthony Foster 294495

**Approved on 17/04/13 DELEGATED**

### **BH2012/04040**

#### **25 Roedean Crescent Brighton**

Application for approval of details reserved by conditions 10, 13, 14, 15, 16, 17 and 18 of application BH2012/01117.

**Applicant:** 25 Roedean Crescent Ltd

**Officer:** Kate Brocklebank 292175

**Split Decision on 23/04/13 DELEGATED**

## **1) UNI**

Conditions 13 & 14 (landscaping and tree protection) insufficient information on the method of protection for existing trees has been provided.

### **BH2012/04049**

#### **28 Marine Drive Rottingdean Brighton**

Application for Approval of Details Reserved by Conditions 2, 4, 5, 7, 8, 10a, 13 and 15 of application BH2011/03060.

**Applicant:** Generator (Marine Drive) LLP

**Officer:** Anthony Foster 294495

**Approved on 23/04/13 DELEGATED**

**BH2013/00335**

**23 Bazehill Road Rottingdean Brighton**

Demolition of existing garage to facilitate erection of two storey side extension. Erection of single storey rear extension and associated external alterations.

**Applicant:** Mr Rowland Myers

**Officer:** Wayne Nee 292132

**Refused on 08/04/13 DELEGATED**

**1) UNI**

The proposed two storey side extension, by virtue of its eaves and ridge height, would appear as an inappropriate addition that would not have a subservient appearance and would not relate well to the character of the existing property. The prominence of the extension would also result in material harm to the street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2013/00355**

**54 Nevill Road Rottingdean Brighton**

Erection of two storey rear extension.

**Applicant:** Mr Robert Middleton

**Officer:** Louise Kent 292198

**Approved on 15/04/13 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) 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed extension	599/04		19 February 2013
Existing layout	599/05		5 February 2013

**5) UNI**

No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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



**BH2013/00376****6 Grand Crescent Rottingdean Brighton**

Enclosure of existing porch and replacement of timber balustrading to balcony with painted timber balustrading.

**Applicant:** Mr John Hockey

**Officer:** Chris Swain 292178

**Approved on 04/04/13 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 and Block Plan	CH516/001 PA		7 February 2013
Existing plans	CH516/002		7 February 2013
Existing elevations & sections	CH516/003		7 February 2013
Proposed plans	CH516/007		7 February 2013
Proposed elevations & sections	CH516/008	A	7 February 2013

**BH2013/00458****46 Sussex Square Brighton**

Internal alterations to layout of ground floor. (Part Retrospective)

**Applicant:** Mark Harper

**Officer:** Liz Arnold 291709

**Approved on 17/04/13 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.*

**2) UNI**

No works to create the bathroom area within the new utility room shall take place until full details of the new vent, including the external location and appearance, 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.*

**BH2013/00508**

**19 Gorham Avenue Rottingdean Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mr Robert Fodor

**Officer:** Louise Kent 292198

**Refused on 19/04/13 DELEGATED**

**1) UNI**

There are no permitted development rights for works involving altering the profile of land by excavation, embanking or tipping, which are engineering or other operation and constitute operational development defined by Section 55 of The Town and Country Planning Act 1990. The proposed engineering or other operation as detailed on the plans to accommodate the extension along with the proposed raised plant beds and retaining walling therefore requires planning permission and such permission is not granted under any of the provision of The Town and County Planning (General Permitted Development Order) (Amendment) (No.2) (England) Order 2003.

**BH2013/00525**

**33 Chailey Avenue Rottingdean Brighton**

Loft conversion incorporating formation of pitched roof with increased ridge height, front and rear balconies and side rooflights. Formation of hardstanding to replace garage.

**Applicant:** Mr & Mrs Jim & Sarah Lawrence

**Officer:** Anthony Foster 294495

**Refused on 19/04/13 DELEGATED**

**1) UNI**

The development, by reason of bulk, massing, design and elevational treatment would appear as an excessively dominant and incongruous addition that would relate poorly with the existing built form to the western side of Chailey Avenue, harming the appearance and character of the building and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2013/00546**

**8 Beacon Court Greenways Brighton**

Application to extend time limit for implementation of previous approval BH2010/00862 for erection of conservatory to rear.

**Applicant:** Mr Bruce Whiting

**Officer:** Louise Kent 292198

**Approved on 23/04/13 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**

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			19th March 2010
Block plan			19th March 2010
Existing dwelling			21st April 2010
Proposed new conservatory			21st April 2010
Design and Access statement			19th March 2010

**BH2013/00568**

**41 Westfield Avenue North Saltdean Brighton**

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

**Applicant:** Mr Dean Edwards

**Officer:** Pete Campbell 292359

**Approved on 18/04/13 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
Location plan and block plan			21/02/2013
Existing floor plan, section and elevations	01		21/02/2013
Proposed floor plan, section and elevations	02A		17/04/2013

**BH2013/00582**

**41 Chailey Avenue Rottingdean Brighton**

Certificate of Lawfulness for proposed orangery to replace existing rear conservatory.

**Applicant:** Mr & Mrs Edmunds

**Officer:** Chris Swain 292178

**Refused on 22/04/13 DELEGATED**

**1) UNI**

The eaves height of the proposed single storey addition, which is sited within 2m of the boundary of the site, would be higher than 3m above ground level 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.

**BH2013/00723**

**26 Saltdean Drive Saltdean Brighton**

Installation of steel balcony to the rear and alterations to fenestration.

**Applicant:** Barry Mather

**Officer:** Wayne Nee 292132

**Refused on 17/04/13 DELEGATED**

Report from: 04/04/2013 to: 24/04/2013

### **1) UNI**

The proposed balcony, due to its size, elevated height and design, would result in over dominant structure that would detract from the character and appearance of the existing property. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

### **2) UNI2**

The balcony, due to its elevated height and its location close to neighbouring boundaries, would represent an un-neighbourly and overbearing addition for nearby residents by reason of increased overlooking, loss of privacy, and the potential for noise and disturbance. This would be to the detriment of residential amenity; therefore the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2013/00733**

#### **6 Chilmington Way Saltdean Brighton**

Certificate of Lawfulness for proposed single storey rear extension, loft conversion incorporating rear dormer, erection of cabin and conversion of existing garage into a study.

**Applicant:** Mr & Mrs Whitely

**Officer:** Pete Campbell 292359

**Withdrawn on 05/04/13**

### **WOODINGDEAN**

### **BH2013/00009**

#### **562 Falmer Road Brighton**

Erection of two storey side and single storey rear extension to replace exiting single storey garage and conservatory.

**Applicant:** Miss Michelle Standen

**Officer:** Andrew Huntley 292321

**Approved on 08/04/13 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**

No development shall take place until a scheme for the boundary treatment where the existing garage is located has 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 extensions and shall thereafter be retained for use at all times.

*Reason: To ensure the provision of satisfactory boundary wall/fence in order to protect neighbouring amenity.*

#### **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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block Plan	16.12.12		10.01.2013
Proposed Elevations	15.12.12		10.01.2013
Proposed Elevations	14.12.12		10.01.2013
Proposed Floor Plans	13.12.12		10.01.2013

**BH2013/00083**

**45 & 45A Downs Valley Road Brighton**

Erection of 2no. 3 bedroom detached dwellings with garages to the rear of existing property.

**Applicant:** Mr Michael Evans

**Officer:** Andrew Huntley 292321

**Refused on 18/04/13 DELEGATED**

**1) UNI**

The site layout does not reflect the original development of the area and fails to create a sense of place and integrate well with existing development. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and does not respect the spacing characteristics of the neighbourhood. Consequently the proposal represents a poorly designed, over-development of the site, out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the street scene. As such it would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The design of the proposed 2 storey dwellings is at odds with the surrounding properties, which are predominantly bungalows. The dwellings are significantly cut into the slope to minimise the height of the ridge. However, this cutting in would appear incongruous when viewed from the access way. In addition, the vista from the new driveway would appear visually poor by reason of the long straight access drive, hardstanding for parking and turning area and the fencing and retaining walls. As such it would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**3) UNI3**

Vehicle parking and turning areas should not dominate areas but be designed so to maintain the character of the overall setting. In this instance, the front of both 45 and 45A would be dominated by car parking and the new access drive to the visual detriment of the host dwellings and the wider street scene. In addition, the resultant useable private amenity space for the new dwellings and both host dwellings would be inadequate, providing reduced amenity value and out of character with the large mature gardens, which the majority of properties in the area have. Therefore, the proposal would be contrary to policies QD1, QD2, QD3 and HO5 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposal, by virtue of the access driveway would cause an unacceptable level of noise and disturbance to the occupiers of no. 45 and 45A Downs Valley Road. The first floor bedroom windows on the two dwellings would cause overlooking into neighbouring properties 43, 45, 45A and 47 Downs Valley Road. Therefore, the proposal would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

## **BH2013/00315**

### **3 Rudyard Road and Land to Rear of 31 and 33 The Ridgway Brighton**

Demolition of existing bungalow and erection of 2no three bedroom semi-detached town houses and 2no two bedroom detached chalet bungalows with associated car parking, landscaping and ancillary buildings.

**Applicant:** Mr Jason Raynsford

**Officer:** Andrew Huntley 292321

**Refused on 08/04/13 DELEGATED**

#### **1) UNI**

The proposed townhouses would be clearly visible from Rudyard Road and their overly dominant scale, mass, form and bulk combined with them being cut into the ground, would cause harm to the established character of the surrounding area and appear visually incongruous within the street scene. The site layout does not reflect the original development of the area and fails to create a sense of place and integrate well with existing development. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and does not respect the spacing characteristics of the neighbourhood. Consequently the proposal represents a poorly designed, over-development of the site, out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the street scene. As such it would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan (2005), as well as emerging policy CP12 of the City Plan.

#### **2) UNI2**

The townhouses would appear visually cramped with the access road squeezed onto the western side and as such would result in overdevelopment of the site. As such it would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan (2005), as well as emerging policy CP12 of the City Plan.

#### **3) UNI3**

The proposed bungalows by reason of their design would fail to provide a suitable standard of design and appearance for new development. In particular their large bulky roofs, fail to relate to the fenestration below or the character of the area and result in a 'top heavy' appearance. As such it would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan (2005), as well as emerging policy CP12 of the City Plan.

#### **4) UNI4**

The proposal, by virtue of the access driveway would cause an unacceptable level of noise and disturbance to the occupiers of no. 1 Rudyard Road. The first floor gable windows on the two bungalows would cause overlooking into neighbouring properties and the first floor window on the western elevation of the townhouse would also cause overlooking in to the rear garden of No.1 Rudyard Road. Therefore, the proposal would cause significant harm to neighbouring amenity and thus would be contrary to policy QD27 of the Brighton & Hove Local Plan (2005).

## **BH2013/00404**

### **42 Warren Avenue Brighton**

Erection of single storey side extension with balcony above including replacement of existing window with French Doors.

**Applicant:** Mr Mark Vanoli

**Officer:** Pete Campbell 292359

**Approved on 09/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan, existing planning layout & roof plan	526.100		11/02/2013
Proposed planning layout & roof plan	526.101		11/02/2013
Existing floor plans & section a-a	526.102		11/02/2013
Existing elevations	526.103		11/02/2013
Proposed floor plans & section a-a	526.104		11/02/2013
Proposed elevations	526.105		11/02/2013

## **BRUNSWICK AND ADELAIDE**

### **BH2013/00152**

#### **52 Brunswick Road Hove**

Application for approval of details reserved by conditions 1, 2, 3, 4 and 5 of application BH2012/00493.

**Applicant:** Andrew Kitching

**Officer:** Guy Everest 293334

#### **Split Decision on 16/04/13 DELEGATED**

### **1) UNI**

The details pursuant to conditions 1, 3 and 5 subject to full compliance with the submitted details.

### **1) UNI**

The details pursuant to conditions 2 and 4 are NOT APPROVED for the reasons set out below.

The submitted details indicate different double-door designs and opening widths. Whilst the general design and proportions indicated on drawing no. 4367/8C are acceptable there should be horizontal glazing bars to divide the large areas of glass and a rounded beading profile is not appropriate. Furthermore whilst the general design and proportions of the replacement windows are acceptable the submitted details indicate horns which would not be appropriate to the building. The details in respect of condition 2 cannot therefore be approved.

### **2) UNI2**

No details have been submitted outlining whether the ducting route is within the floor void or the room itself. In the absence of this information the details in respect of condition 4 cannot be approved.

### **BH2013/00156**

#### **52 Brunswick Road Hove**

Application for Approval of details reserved by conditions 1, 2 and 3 of application BH2012/00492.

**Applicant:** Andrew Kitching

**Officer:** Guy Everest 293334

#### **Split Decision on 15/04/13 DELEGATED**

Report from: 04/04/2013 to: 24/04/2013

**1) UNI**

APPROVE the details pursuant to conditions 1 and 3 subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to condition 2 are NOT APPROVED

**2) UNI2**

The submitted details indicate different double-door designs and opening widths. Whilst the general design and proportions indicated on drawing no. 4367/8C are acceptable there should be horizontal glazing bars to divide the large areas of glass and a rounded beading profile is not appropriate. Furthermore whilst the general design and proportions of the replacement windows are acceptable the submitted details indicate horns which would not be appropriate to the building. The details in respect of condition 2 cannot therefore be approved.

**BH2013/00337**

**2 Brunswick Road Hove**

Installation of 3no external vents to rear elevation.

**Applicant:** Brunswick Road Dental Practice

**Officer:** Helen Hobbs 293335

**Refused on 16/04/13 DELEGATED**

**1) UNI**

The number and size of the proposed vents are considered excessive and would form incongruous features, to the detriment of the appearance and historic character of this listed building. Furthermore the applicant has failed to demonstrate the need for three vents of this size in support of the application. Therefore the proposal is contrary to policy HE 1 of the Brighton & Hove Local Plan.

**BH2013/00339**

**2 Brunswick Road Hove**

Installation of 3no external vents to rear elevation.

**Applicant:** Brunswick Road Dental Practice

**Officer:** Helen Hobbs 293335

**Refused on 16/04/13 DELEGATED**

**1) UNI**

The number and size of the proposed vents are considered excessive and would form incongruous features, to the detriment of the appearance and historic character of this listed building and the surrounding conservation area. Furthermore the applicant has failed to demonstrate the need for three vents of this size in support of the application. Therefore the proposal is contrary to policy HE 1 of the Brighton & Hove Local Plan.

**BH2013/00415**

**Flat 4 12 Brunswick Square Hove**

Conversion of existing three bedroom flat into 1no two bedroom flat and 1no studio flat.

**Applicant:** Mr Nasser Tag-El-Din

**Officer:** Jason Hawkes 292153

**Refused on 18/04/13 DELEGATED**

**1) UNI**

Due to its limited size, the proposed studio flat would be a small and cramped space which would not provide an appropriate standard of accommodation. The scheme therefore results in an inadequate habitable space and is contrary to policy QD27 of the Brighton & Hove Local Plan.



## 2) UNI2

The proposal would result in the loss of an existing family sized small unit of residential accommodation from the City's housing stock. The existing maisonette is unsuitable for conversion into smaller units of accommodation by virtue of an original floor area of less than 115 sq metres and less than four bedrooms as originally built. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

### **BH2013/00416**

#### **Flat 4 12 Brunswick Square Hove**

Internal alterations to convert existing three bedroom flat into 1no two bedroom flat and 1no studio flat.

**Applicant:** Mr Nasser Tag-El-Din

**Officer:** Jason Hawkes 292153

**Approved on 18/04/13 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.*

#### 2) BH13.13

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

#### 3) UNI

No development shall commence until full details, including layout plans and elevations drawing, of any ventilation and drainage required for the scheme are submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in 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.*

### **BH2013/00424**

#### **38-39 Western Road Hove**

External alterations and refurbishment works to public house. (Part Retrospective)

**Applicant:** Inn Brighton Ltd

**Officer:** Mark Thomas 292336

**Approved on 10/04/13 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

Within three months of the date of this consent the two carriage lights to the front elevation and the up-lighter to the southern end of the west side elevation shall be removed, and any damage to the surface to which they are affixed repaired,

including the restoration of the mosaic to the front elevation.

*Reason: To safeguard the appearance and character of the listed building and the wider area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **3) UNI**

Within three months of the date of this consent the repainting works hereby permitted shall be completed in their entirety.

*Reason: To safeguard the appearance and character of the listed building and the wider area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **4) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design and access statement			11 February 2013
Existing and proposed elevations	10	A	10 April 2013
Proposed front elevation	11	A	10 April 2013
Proposed side elevation	12	A	10 April 2013
Site location and block plan			11 February 2013

### **5) UNI**

Within three months of the date of this consent, the trough lights hereby approved shall be painted to match the colour of the surrounding elevation to which they are affixed and permanently retained as such.

*Reason: To safeguard the appearance and character of the listed building and the wider area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

## **BH2013/00425**

### **38-39 Western Road Hove**

Internal and external alterations and refurbishment works to public house including display of new externally illuminated signs. (Part Retrospective)

**Applicant:** Inn Brighton Ltd

**Officer:** Mark Thomas 292336

**Approved on 10/04/13 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.*

#### **2) UNI**

Within one month of the date of this consent, full details of the proposed skirting board and architrave including 1:1 scale joinery profiles shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented within 3 months of such written approval in strict accordance with the agreed details and maintained as such thereafter.

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

#### **3) UNI**

Within three months of the date of this consent the repainting works hereby permitted shall be completed in their entirety.

*Reason: To safeguard the appearance and character of the listed building and*

*the wider area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

Within three months of the date of this consent the two carriage lights to the front elevation and the up-lighter to the southern end of the west side elevation shall be removed, and any damage to the surface to which they are affixed repaired, including the restoration of the mosaic to the front elevation.

*Reason: To safeguard the appearance and character of the listed building and the wider area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

The internal alterations hereby permitted, with the exception of the works of which details are reserved by condition 6, shall be completed in their entirety within three months of the date of this consent.

*Reason: To safeguard the appearance and character of the listed building and the wider area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**6) UNI**

Within three months of the date of this consent, the trough lights hereby approved shall be painted to match the colour of the surrounding elevation to which they are affixed and permanently retained as such.

*Reason: To safeguard the appearance and character of the listed building and the wider area in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**BH2013/00426**

**38-39 Western Road Hove**

Display of 1no externally illuminated fascia sign and 1no externally illuminated mural sign. (Part Retrospective)

**Applicant:** Inn Brighton Ltd

**Officer:** Mark Thomas 292336

**Approved on 10/04/13 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 3 months of the date of this consent, the trough lights hereby approved shall be painted to match the colour of the surrounding elevation to which they are affixed and permanently retained as such.

*Reason: To safeguard the appearance and character of the listed building and the wider area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.*

**BH2013/00459**

**Flat 1 49 Brunswick Square Hove**

Installation of air vent to front elevation. (Retrospective).

**Applicant:** Dr Robert Towler

**Officer:** Mark Thomas 292336

**Refused on 22/04/13 DELEGATED**

**1) UNI**

The vent as installed is visually prominent within the street scene. The alien appearance of the vent, together with its positioning, level of projection and materials/finish is inappropriate to its context and has caused significant harm to the special historical and architectural character and significance of the Grade I Listed Building. The development is thereby contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 'Architectural Features.'

**BH2013/00465**

**33 Selborne Road Hove**

Certificate of Lawfulness for existing use of basement flat as a self-contained one bedroom flat.

**Applicant:** Thirty Three Holland Park Ltd

**Officer:** Guy Everest 293334

**Approved on 08/04/13 DELEGATED**

**BH2013/00475****Rear Basement Flat 22 Brunswick Square Hove**

Replacement of existing timber windows and doors with double glazed timber windows and doors.

**Applicant:** Ms L Waterman

**Officer:** Helen Hobbs 293335

**Approved on 15/04/13 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
Existing and proposed	LW/04C		15/04/13
Windows and doors details	LW/05B		15/04/13
Windows and doors	LW/06B		15/04/13
Section - windows 1, 2, & 3	LW/07A		15/04/13
Section - Window 5 and Door ED3	LW/09A		15/04/13
Plans - windows 1,2 &3	LW/11A		15/04/13
Plans - Windows 5, 6 & 7	LW/12A		15/04/13

**BH2013/00543****Flat 8 18-19 Adelaide Crescent Hove**

Internal alterations to layout of flat.

**Applicant:** Mrs Roz Green

**Officer:** Mark Thomas 292336

**Approved on 15/04/13 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.*

**CENTRAL HOVE****BH2012/03464****Land to rear of 1-2 Victoria Terrace Kingsway & Spa Court Kings Esplanade Hove**

Application for variation of condition 2 of application BH2011/03375, (Refurbishment of building including replacement of existing roof with new copper roof and rooflights, external rendering and construction of boat store adjacent to entrance ramp) to permit revisions to approved drawings to relocate memorial cross and enlargement of canoe store.

**Applicant:** Mr Hoveco

**Officer:** Guy Everest 293334

**Approved on 10/04/13 PLANNING COMMITTEE**

**1) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	11813/001	A	30/10/2012
Floor Plan / Roof Plan Proposed	11813/020	G	30/10/2012
Sections AA / BB Proposed	11813/021	G	30/10/2012
North / South / West Elevations - Proposed	11813/023	H	30/10/2012
Sections AA / BB / CC / DD Proposed	11813/024	J	30/10/2012
Historic Building Analysis Method Statement			06/02/2012

## 2) UNI

The repairs to the existing walls shall be carried out using a lime : aggregate mortar mix.

*Reason: To ensure the satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

## 3) UNI

The boat store enlargement hereby approved shall not be commenced until the Verner memorial cross, as identified on drawing no. 11813/011 Rev B, has been relocated in accordance with drawing no. 11813/023 Rev H and the Method Statement prepared by 'Historic Building Analysis' dated 4th February 2013.

*Reason: To ensure the satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

## 4) UNI

The plant and rooftop grilles hereby approved shall be implemented in accordance with the details approved under application BH2013/00020 on 1st March 2013, including the approved means of treating the plant against the transmission of sound.

*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

The development hereby approved shall be implemented in accordance with the bollards approved under application BH2012/00318 on 28th February 2012.

*Reason: To ensure the satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

## **BH2012/03702**

### **Flat 1 54-55 Ventnor Villas Hove**

Replacement of existing ground floor rear bay window with UPVC french doors and windows

**Applicant:** Mr Markus Haverstock

**Officer:** Robert McNicol 292322

**Approved on 08/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plan and elevations	0001		19/11/2012
Proposed plan and elevations	002		19/11/2012
Photograph of existing window			11/12/2012
Product image and description of proposed replacement doors and windows			11/12/2012

**BH2013/00068**

**Kings House Grand Avenue Hove**

Installation of new roller shutter and brick pier.

**Applicant:** Mr David Bond

**Officer:** Mark Thomas 292336

**Approved on 15/04/13 PLANNING COMMITTEE**

**1) BH01.05**

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

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

**2) 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.*

**BH2013/00120**

**38 Medina Villas Hove**

Alterations to front boundary wall including installation of matching pier to form access to new parking space.

**Applicant:** Stephen Oxley

**Officer:** Guy Everest 293334

**Refused on 09/04/13 PLANNING COMMITTEE**

**1) UNI**

The front boundary wall, railings and garden contribute positively to the character of the street scene and of the Cliftonville Conservation Area. The partial loss of the front wall and railings would further erode the front boundary treatment in this section of the street and would detract from the historic character of Medina Villas. In addition the hardstanding, when in use, would disrupt the front elevation and bay window of the building which would further detract from the character of the area. The proposal would fail to preserve the character or appearance of the Cliftonville Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document 09, Architectural Features.

**BH2013/00201**

**45 Osborne Villas Hove**

Replacement of existing timber sash window with larger double glazed timber window to basement level.

**Applicant:** David Franklin-Johnson

**Officer:** Steven Lewis 290480

**Refused on 22/04/13 DELEGATED**

### **1) UNI**

The replacement window, by reason of its size and detailing, is considered poorly designed and historically inaccurate and would not preserve or enhance the character and appearance of the building or the wider Cliftonville conservation area. This is contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 9 - Architectural features.

### **BH2013/00303**

#### **20 The Drive Hove**

Application for approval of details reserved by conditions 10i, ii, iii, iv, vi, vii, 8 and 9 of application BH2012/00832.

**Applicant:** Richmond Hotels Ltd

**Officer:** Adrian Smith 290478

**Approved on 24/04/13 DELEGATED**

### **BH2013/00375**

#### **75 George Street Hove**

Installation of replacement shop front (Retrospective).

**Applicant:** Caffe Nero

**Officer:** Jason Hawkes 292153

**Refused on 08/04/13 DELEGATED**

### **1) UNI**

Due to its atypical design with a deep recess, the shopfront stands out in the street scene as a visually inappropriate and incongruous feature and does not respect the style, proportions, detailing and materials of the parent building and surrounding shopfronts/buildings. The recessed form of the shopfront also creates unattractive dead frontage when not in use as a covered seating area, such as during the evening hours. The development is therefore contrary to policies QD1, QD14, QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document 2: Shopfront Design.

### **2) UNI2**

The submitted drawings show the provision of a shutter box to the front of the building. However, no details have been given regarding the appearance any external shutters that may be proposed to be installed at the premises. In the absence of details of the appearance and design of the shutters it is not possible to assess their visual impact on the appearance of the building and overall street scene to ensure that no harm to visual amenity would be caused. The scheme is thereby contrary to policies QD1 and QD8 of the Brighton & Hove Local Plan.

### **BH2013/00489**

#### **17 Sussex Road Hove**

Conversion of existing residential unit (C3) use into two 2no bedroom flats (C305).

**Applicant:** Hanson Capital Management Limited

**Officer:** Christopher Wright 292097

**Approved on 18/04/13 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**

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 2005.*

**3) UNI**

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

*Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan 2005.*

**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 and Block Plan	449(PL)1		14 Feb 2013
Proposals	449(PL)1		14 Feb 2013

**5) 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 conservation area locality and to comply with policies HE6 and QD27 of the Brighton & Hove Local Plan.*

**GOLDSMID**

**BH2011/03836**

**St Agnes Church Newtown Road Hove**

Application to extend the time limit for implementation of previous approval BH2008/01824 for the conversion of existing roof void to form 5 maisonettes with associated alterations. Continued use of ground and lower ground floors as gymnasium.

**Applicant:** Dudley Sizen

**Officer:** Adrian Smith 290478

**Approved after Section 106 signed on 12/04/13 DELEGATED**

**1) UNI**

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

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

**2) UNI**

The development hereby permitted shall 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 block plan	TA292/01	A	13/02/2009
Proposed plan	TA292/02	A	13/02/2009
	TA292/09	A	13/02/2009
	TA292/10	A	13/02/2009
	TA292/11	B	12/09/2012
	TA292/12	A	13/02/2009

	TA292/13	A	13/02/2009
	TA292/14	A	13/02/2009
	TA292/15	A	13/02/2009
	TA292/16	B	09/03/2012
	TA292/17	A	13/02/2009
	TA292/18		12/09/2012

### 3) UNI

The flat roof (excluding the dedicated patio areas) at first floor level on the southern side of the building shall be used for access, emergency and maintenance purposes only, and shall not be used as a terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking and noise and disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan 2005.*

### 4) UNI

The staircase at the south-eastern corner of the building, linking the ground floor entrance hall to the first floor level flat roof, shall be used only in case of emergency and for no other purpose.

*Reason: In order to protect adjoining properties from overlooking and noise and disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan 2005.*

### 5) UNI

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

*Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan 2005.*

### 6) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the submitted Site Waste Management Plan.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 03 Construction & Demolition Waste.*

### 7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until a BREEAM Domestic Refurbishment (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved an 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 2005 and Supplementary Planning Document SPD08 Sustainable Building Design.*

### 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 2005.*

#### **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 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 2005.*

#### **10) UNI**

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

- a. evidence that the development is registered with 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 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 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 2005 and Supplementary Planning Document SPD08 Sustainable Building Design.*

#### **11) UNI**

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

*Reason: To ensure that satisfactory facilities for the parking of cycles 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 2005.*

#### **12) UNI**

No development shall take place until details (including materials and finishes) of the proposed first floor level balcony on the western elevation of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan 2005.*

#### **13) UNI**

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

indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan 2005.*

**BH2013/00056**

**Flat 2 26 Cromwell Road Hove**

Internal alterations to layout of flat.

**Applicant:** Mrs Louise Heath

**Officer:** Robert McNicol 292322

**Refused on 08/04/13 DELEGATED**

**1) UNI**

By virtue of insufficient information having been supplied with the application, it has not been able to fully assess the impact of the proposal on the historic character and appearance of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2013/00264**

**West View The Drive Hove**

Creation of additional floor above existing to provide 4no new flats with additional car parking at ground floor level.

**Applicant:** Anstone Properties Limited

**Officer:** Steven Lewis 290480

**Approved on 11/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	A2212/01	B	29/01/2013
Block Plan	A2212/02	B	29/01/2013
Existing Floor Plan	A2212/03	B	29/01/2013
Existing South Elevation	A2212/05	B	29/01/2013
Existing East Elevation	A2212/06	B	29/01/2013
Existing West Elevation	A2212/07	B	29/01/2013
Proposed Floor Plan	A2212/08	B	29/01/2013
Proposed North Elevation	A2212/09	B	29/01/2013
Proposed South Elevation	A2212/10	B	29/01/2013
Proposed East Elevation	A2212/11	B	29/01/2013
Proposed West Elevation	A2212/12	B	29/01/2013
Existing roof Plan	A2212/13	B	29/01/2013
Proposed roof Plan	A2212/14	B	29/01/2013
Lifetime Homes	A2212/15	B	29/01/2013

**3) UNI**

No development shall take place until samples of the materials (including colour

of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

#### **4) 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.

#### **5) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

#### **6) UNI**

Notwithstanding the details shown on the approved drawings, the residential unit labelled as 'Flat 20' (as detailed on drawing no. A2212/02 Rev.B) of the development hereby permitted shall not be occupied until an obscure glazed privacy screen at a suitable height to preclude overlooking of neighbouring properties has been provided along the entire western edge of the roof terrace serving this unit in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The approved privacy screen shall thereafter be retained in situ.

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

#### **7) 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.*

#### **8) UNI**

No development shall commence on site until a Scheme of Management of the vehicle parking has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include the following measures:

- a. Details of how each car parking space will be allocated and managed

b. Details of measures to ensure that each car parking space is for the use of its allocated owner:

The above works must be implemented prior to the occupation of the building and thereafter be maintained as such.

*Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan.*

#### **9) UNI**

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

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

#### **10) UNI**

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

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

#### **11) UNI**

No development shall take place until a scheme for providing suitable soundproofing between the existing top floor of the building and the proposed additional storey hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The soundproofing 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 units and future occupiers of the development hereby permitted and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **12) UNI**

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until revised floor layout drawings incorporating lifetime home standards have been submitted and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and retained 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.*

### **BH2013/00282**

#### **88 Goldstone Road Hove**

Erection of single storey rear extension at lower ground floor level and loft conversion incorporating rear dormer and 2no rooflights to the front.

**Applicant:** Squires Property

**Officer:** Jason Hawkes 292153

**Refused on 05/04/13 DELEGATED**

**1) UNI**

The proposed rear dormer extension, by virtue of its size, positioning and inappropriate window design, would form an incongruous and unsympathetic feature, detrimental to the appearance of the building and the surrounding area. The proposal is therefore contrary to the objectives of policy QD14 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**2) UNI2**

Given the lack of rooflights on the front roofslopes of the adjacent houses, the proposed 2 no. rooflights would be out of character with the street and would stand out as inappropriate additions. The unsympathetic positioning of one of the rooflights immediately adjacent a party wall would also make the rooflight appear as an incongruous addition to the roof. The proposal is therefore contrary to the objectives of policy QD14 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**3) UNI3**

The proposed rear extension would further extend an existing single-storey rear addition which already forms an imposing extension to the property. Extending this addition would result in an overextended appearance to the property resulting in an incongruous and inappropriate addition to the detriment of the character of the property and surrounding area. The proposal is therefore contrary to the objectives of policy QD14 of the Brighton & Hove Local Plan.

**BH2013/00295**

**Flat 7 5 Cromwell Road Hove**

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

**Applicant:** Brighton & Hove Securities Ltd

**Officer:** Adrian Smith 290478

**Approved on 15/04/13 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 dormer window shall be hung with natural slate tiles to match the originals to the building and shall be retained as such thereafter.

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

**3) UNI**

The dormer's new window frames and fascia should be painted dark grey (BS18.B.25) and retained as such thereafter.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 & HE6 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			29/01/2013
Existing & proposed elevations	PL01	B	29/01/2013
Window details	PL03	C	09/04/2013

## 5) UNI

The horns and frame dimensions to the new sliding sash windows shall match exactly those to the original windows within the building and shall have chamfered fixing beads without any steps or rebates and shall not have visible trickle vents, and the sealed double glazing units shall have white spacer bars.

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

### **BH2013/00296**

#### **Flat 7 5 Cromwell Road Hove**

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

**Applicant:** Brighton & Hove Securities Ltd

**Officer:** Adrian Smith 290478

**Approved on 15/04/13 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.*

#### **2) UNI**

The dormer window shall be hung with natural slate tiles to match the originals to the building and shall be retained as such thereafter.

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

#### **3) UNI**

The dormer's new window frames and fascia should be painted dark grey (BS18.B.25) and retained as such thereafter.

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

#### **4) UNI**

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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan			29/01/2013
Existing & proposed elevations	PL01	B	29/01/2013
Window details	PL03	C	09/04/2013

## 5) UNI

The horns and frame dimensions to the new sliding sash windows shall match exactly those to the original windows within the building and shall have chamfered fixing beads without any steps or rebates and shall not have visible trickle vents, and the sealed double glazing units shall have white spacer bars.

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

### **BH2013/00378**

#### **48A Highdown Road Hove**

Erection of front and rear extensions to ground floor. Alterations to fenestration.

**Applicant:** Mr Jasper Kent

**Officer:** Jason Hawkes 292153

**Approved on 09/04/13 DELEGATED**

Report from: 04/04/2013 to: 24/04/2013



### 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
Planning Submission	18201.04		7/02/2013

## **BH2013/00472**

### **5 Chanctonbury Road Hove**

Erection of single storey side extension.

**Applicant:** Mr Martin McCurdy

**Officer:** Mark Thomas 292336

**Approved on 11/04/13 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	0228-13-04		14 February 2013
Block plan	0228-13-05		14 February 2013
Existing floor plans	0228-13-01		14 February 2013
Proposed floor plans	0228-13-02		14 February 2013
Existing & proposed elevations	0228-13-03		14 February 2013

## **BH2013/00636**

### **Hove Station Goldstone Villas Hove**

Installation of LCD information screen in ticket hall.

**Applicant:** Network Rail

**Officer:** Robert McNicol 292322

**Approved on 23/04/13 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.*

### 2) UNI

The electrical box and cable hereby permitted shall be painted to match the colour of the wall behind, and shall thereafter be so retained.

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

Informatives:

1. This decision is based on the drawings listed below:

Report from: 04/04/2013 to: 24/04/2013

Plan Type	Reference	Version	Date Received
Block & site location plans	HOV/NWR/ISC/PLAN/100000/T910 C01		26/02/2013
Perspective view	HOV/NWR/ISC/PLAN/100000/Y644 C01		26/02/2013
Screen mount details	ENG/NWR/ISC/DWG/000196/644 C01		26/02/2013

### **BH2013/00786**

#### **Eaton Manor Eaton Gardens Hove**

Non-material amendment to application BH2012/02391 to change the colour of the proposed replacement windows from light grey to dark grey.

**Applicant:** Dorrington PLC

**Officer:** Jason Hawkes 292153

**Approved on 11/04/13 DELEGATED**

### **HANGLETON & KNOLL**

### **BH2012/03446**

#### **Court Farm House Court Farm Devils Dyke Road Hove**

Demolition of existing buildings and construction of 5no two storey detached dwelling houses and a 58 bed space, part two and part three storey nursing home with associated landscaping and access works and provision of 28 new car parking spaces and 15 cycle spaces.

**Applicant:** Thornton Properties Ltd

**Officer:** Steven Lewis 290480

**Refused on 11/04/13 PLANNING COMMITTEE**

#### **1) UNI**

The site lies outside the present Built-up Area boundary defined by the Brighton & Hove Local Plan and the application fails to demonstrate that the development would justify a countryside location contrary to policies NC5 and NC6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The application, due to its proposed uses, density, timing, access and relationship to the remainder of the Toad's Hole Valley allocated site fails to demonstrate that it would not prejudice an emerging strategic land designation for the comprehensive delivery of housing, employment and infrastructure vital to the sustainable growth of the city. This is contrary to Policy DA7 of the emerging Brighton & Hove City Plan - Part One.

#### **3) UNI3**

The application, in the absence of detailed measures to promote and encourage sustainable transport and provide a legal obligation for highway improvements, fails to provide for the travel demand it creates. As such, the proposal is contrary to policies TR1 and QD28 of the Brighton & Hove Local Plan.

### **BH2013/00341**

#### **29 Lynchets Crescent Hove**

Erection of single storey rear extension incorporating alterations to fenestration.

**Applicant:** Ian Lovelidge

**Officer:** Robert McNicol 292322

**Refused on 08/04/13 DELEGATED**

#### **1) UNI**

By virtue of its form, scale, depth, width and projection beyond the existing side

elevation of the recipient property, the proposed extension would relate poorly to the existing dwelling and would dominate the appearance of the rear of the property. It would also cause the building to appear overextended and would be an incongruous and unusual feature in the street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2013/00343**

**The Martlets Hospice Wayfield Avenue Hove**

Demolition of existing conservatory and erection of a single storey extension to North elevation, replacement entrance canopy and associated alterations.

**Applicant:** The Martlets Hospice

**Officer:** Christopher Wright 292097

**Approved on 04/04/13 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 external finishes of the pitched roof to the new entrance canopy hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

**3) UNI**

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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing block plan for Outpatient Suite	120906B/BP1a		5 Feb 2013
Existing - main entrance area - elevations	120906B/E1		5 Feb 2013
Existing floor plan	120906B/EX1a		5 Feb 2013
The OutPatient Suite Existing and proposed elevations and plan	120906B/EX3revD		7 Feb 2013
The OutPatient Suite Existing and proposed section throughs	120906B/SEC1/rev B		5 Feb 2013
Location Plan for Outpatient suite	120906B/LP1a		5 Feb 2013
Outpatient Suite	120906B/GR4		5 Feb 2013
Proposed block plan	120906B/BP2reva		7 Feb 2013
Draft proposal - main entrance area - elevations	120906B/SKO7e/rev2		5 Feb 2013
Draft proposal - main entrance area - Plan	120906B/SKO7/rev3		5 Feb 2013

**BH2013/00446****41 Wrenne Road Hove**

Erection of conservatory to rear and front porch.

**Applicant:** Mr John Morrall

**Officer:** Robert McNicol 292322

**Approved on 15/04/13 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
Existing and proposed plans and elevations	13/130 SK1	C	8 March 2013
Site location and block plans	A		19 February 2013

**BH2013/00470****19-20 Queens Parade Hove**

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

**Applicant:** Kamlax Company

**Officer:** Christopher Wright 292097

**Refused on 12/04/13 DELEGATED**

**1) UNI**

Policy SR6 of the Brighton & Hove Local Plan seeks to resist the loss of A1 units within designated Local Centres unless it can be demonstrated that: the number of non-retail units would not exceed 35% of the centre; a Class A1 retail use is no longer economically viable in that particular unit; the proposed use would make a positive contribution to the vitality and viability of the centre; the development would not be significantly detrimental to the amenities of occupiers of nearby residential properties or the general character of the area; and the proposed use would not lead to a significant break of more than 10 metres in the frontage. The proposed A3/A5 use would result in the proportion of non-retail units in the centre exceeding 35%. Furthermore insufficient evidence has been supplied to demonstrate that the premises are economically unviable, or that the A3/A5 use would not have a detrimental impact on the amenities of adjacent residents, contrary to the above policy.

**2) UNI2**

Policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan require proposals for development to minimise the impact of pollution on the surrounding environment, particularly in instances where it would cause material nuisance and loss of amenity to adjacent occupiers. Insufficient information has been submitted to demonstrate that the proposed extract system and flue would not result in significant harm to the amenities of adjacent occupiers by way of noise and odour disturbance, contrary to the above policies.

**BH2013/00512****102A Hallyburton Road Hove**

Loft conversion incorporating velux windows to the side and rear of the property.  
Installation of chimney flue to the rear annex.

**Applicant:** Ms Katherine Browne

**Officer:** Helen Hobbs 293335

**Approved on 09/04/13 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
Proposed loft conversion	BR/01	Rev A	18/02/2013
3D Rear elevation			18/02/2013
Flue details			18/02/2013

**BH2013/00555****2 West Way Hove**

Certificate of Lawfulness for proposed widening of existing driveway and creation of cross over.

**Applicant:** Mrs Pearcey

**Officer:** Robert McNicol 292322

**Refused on 17/04/13 DELEGATED**

**1) UNI**

The development is not permitted under Schedule 2, Part 1, Class F or Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**BH2013/00731****59 Holmes Avenue Hove**

Demolition of existing conservatory and erection of new conservatory to the rear.

**Applicant:** Mr & Mrs Galvin

**Officer:** Steven Lewis 290480

**Approved on 16/04/13 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
Floor Plans	4099/1		05/03/2013
Existing elevations	4099/2		05/03/2013
Proposed elevations	4099/3		05/03/2013

## **NORTH PORTSLADE**

### **BH2013/00138**

#### **Portslade Aldridge Community Academy Chalky Road Portslade**

Re-landscaping of existing enclosed external courtyard including installation of new canopies (part retrospective).

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 10/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan	HKS-A-L-20-001	A	16/01/2013
Detail Layout Plan	PL.90.204	C4	16/01/2013
Proposed Block Plan	HKS-A-L-20-003	B	11/02/2013
Existing Ground Floor Plan	HKS-A-L-20-005	A	11/02/2013
Existing Roof Plan	HKS-A-L-20-007	A	11/02/2013
Proposed Ground Floor Plan	HKS-A-L-20-011	M	11/02/2013
Proposed First Floor Plan	HKS-A-L-20-012	L	16/01/2013
Proposed Second Floor Plan	HKS-A-L-20-013	L	16/01/2013
Proposed Roof Plan	HKS-A-L-20-014	F	16/01/2013
Existing Elevations to Courtyard	HKS-A-L-20-038	A	13/02/2013
Proposed Canopy Sections	HKS-A-L-20-X07	B	11/02/2013

#### **2) UNI**

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

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

#### **3) UNI**

Notwithstanding the submitted landscaping proposals, within three months of the date of this permission a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The scheme shall indicate that no Ash trees shall be used in the proposed landscaping.

*Reason: To ensure that no Ash trees are used in the landscaping, 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.*

**BH2013/00380**

**85 Mile Oak Road Portslade**

Demolition of existing industrial unit and erection of 1no. two bedroom dwelling house and 4no. three bedroom dwelling houses with associated parking.

**Applicant:** Mrs Linda Ford

**Officer:** Guy Everest 293334

**Approved on 04/04/13 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**

Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwellinghouses shall be carried out, or outbuildings, swimming or other pools erected or installed, without planning permission having first been obtained from the Local Planning Authority.

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

**3) UNI**

The first and second floor windows to the northern (rear) elevation shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

**4) UNI**

Access to the flat roof over the single-storey rear projections 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.*

**5) UNI**

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

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

**6) UNI**

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.*

**7) UNI**

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

within the curtilage of the property.

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

**8) UNI**

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**

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.*

**10) UNI**

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

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

**11) 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.*

**12) UNI**

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
  - (a) a desk top study documenting all the previous and existing land uses of



the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

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

### **13) UNI**

Notwithstanding the submitted plans 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.*

### **14) UNI**

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

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

### **15) 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	979/08		07/02/2013
Ground Floor Plan / Site Plan	979/10		07/02/2013
First & Second Floor Plans	979/11		07/02/2013
North & South Elevations	979/12		07/02/2013
East & West Elevations	979/13		07/02/2013
Existing Elevations	979/14		07/02/2013

**BH2013/00517**

**420 Mile Oak Road Portslade**

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

**Applicant:** Stuart Wraige

**Officer:** Robert McNicol 292322

**Refused on 15/04/13 DELEGATED**

**1) UNI**

By virtue of projecting to the side of the recipient property, the proposed extension would dominate and would not be sympathetic to the appearance of the building. By virtue of projecting to the side of the property and having a mismatch in eaves height with the recipient property, the proposed extension would be an incongruous and unusual feature in the street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2013/00635**

**229 Valley Road Portslade**

Enclosure of rear balcony to form habitable accommodation incorporating new rendered wall and UPVC window.

**Applicant:** Mr Daniel Towse

**Officer:** Christopher Wright 292097

**Approved on 15/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Map			6 March 2013
Proposed Enclosure of Balcony and Internal Modifications	01		25 Feb 2013

## **SOUTH PORTSLADE**

### **BH2012/03365**

#### **3 Burlington Parade Portslade**

Erection of single storey rear extension.

**Applicant:** A R Evans Plumbing & Heating

**Officer:** Guy Everest 293334

**Approved on 08/04/13 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**

Notwithstanding the details as shown on the submitted plans, the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

#### **3) UNI**

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

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

#### **4) UNI**

The 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Elevations & Floor Plans, Site and Block Plan	51012/Evans/001		22/10/2013
Proposed Elevations and Floor Plans	25213/Evans/001	Revision 2	25/02/2013

### **BH2013/00438**

#### **36 Highlands Road Portslade**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mr & Mrs Barnard

**Officer:** Mark Thomas 292336

**Approved on 09/04/13 DELEGATED**

### **BH2013/00466**

#### **251 Old Shoreham Road Portslade**

Erection of single storey rear extension.

**Applicant:** Mrs Samantha Welsh

**Officer:** Helen Hobbs 293335

**Approved on 19/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	PD/S1/01		13/02/2013
Block Plan	PD/S1/02	A	13/02/2013
Existing ground floor plan	PD/S1/03		13/02/2013
Existing First floor Plan	PD/S1/04		13/02/2013
Existing rear elevation	PD/S1/05		13/02/2013
Proposed ground floor plan	PD/S1/06	B	13/02/2013
Proposed first floor plan	PD/S1/07	A	13/02/2013
Proposed rear elevation	PD/S1/08	B	13/02/2013
Existing east rear elevation	PD/S1/09		22/02/2013
Proposed east rear elevation	PD/S1/10		22/02/2013

**BH2013/00501**

**36 Deacons Drive Portslade**

Replacement of existing single storey rear conservatory with new single storey conservatory.

**Applicant:** Lee & Nicola Bryan

**Officer:** Robert McNicol 292322

**Approved on 12/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block plan, site plan, existing and proposed floor plans & elevations			15/02/2013

**BH2013/00586**

**1 - 5 Franklin Road Portslade**

Application for approval of details reserved by conditions 4, 5a, b and c, 6, 7, 8, 9, 10 and 11 of application BH2012/00025.

**Applicant:** Nova Developments

**Officer:** Guy Everest 293334

**Split Decision on 19/04/13 DELEGATED**

### **1) UNI**

The details pursuant to conditions 7, 8, 9, 10 & 11 subject to full compliance with the submitted details.

### **1) UNI**

The details pursuant to condition 5 & 6 are NOT APPROVED for the reasons set out below.

1. Further information is needed in order for the desk top study to be considered robust, and in advance of a scheme for remedial works being prepared. The details in respect of condition 5 cannot therefore be agreed at the present time.

### **2) UNI2**

The Method Statement / Health & Safety Plan requires additional information in respect of phasing, working hours, delivery arrangements and liaison between contractors and residents. The details in respect of condition 6 cannot therefore be agreed at the present time.

## **HOVE PARK**

### **BH2013/00078**

#### **10 Barrowfield Drive Hove**

Erection of single storey rear/side extension to replace existing side extension. Erection of porch to front/side elevation. Demolition of existing garage and construction of new drive way incorporating new wall, gates and separate entrance and exit. Creation of decked area in front garden. Alterations to front ground floor windows and re-cladding of existing roof and front fenestration.

**Applicant:** Mr Ben Fielder

**Officer:** Helen Hobbs 293335

**Refused on 05/04/13 DELEGATED**

### **1) UNI**

The proposed side / rear extension, due to its size, design and siting would result in overly bulky addition that would relate poorly to the existing property, to the detriment of the existing property and the character and appearance of the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed replacement cladding to the bays and dormer windows, by reason of its material would appear out of character within the surrounding area, to the detriment of the existing property and the Barrowfield street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

### **BH2013/00102**

#### **Park House Old Shoreham Road Hove**

Application for approval of details reserved by condition 12 of application BH2012/00114.

**Applicant:** Denne Construction

**Officer:** Christopher Wright 292097

**Approved on 16/04/13 DELEGATED**

### **BH2013/00187**

#### **14 Shirley Road Hove**

Installation of timber clear glazed opening window to replace obscured fixed shut window to rear elevation.

**Applicant:** Mr A Spicer

**Officer:** Robin Hodgetts 292366

**Approved on 08/04/13 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
Plans and elevations	0118.PL.101	A	25/01/13

### **BH2013/00317**

#### **309 Dyke Road Hove**

Refurbishment of existing vacant dwelling house incorporating conversion of garage into living space, roof conversion incorporating installation of front dormers, rear velux rooflights and new perimeter wall.

**Applicant:** Mr Stephen McCorkell

**Officer:** Steven Lewis 290480

**Approved on 08/04/13 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 Plan			01/02/2013
Block Plan			04/04/2013
Existing Ground Floor Plan			04/04/2013
Existing First Floor Plan			04/04/2013
Proposed Second Floor plan	DRG05		04/04/2013
Existing North elevation	DRG06		04/04/2013
Proposed North Elevation	DRG07		05/04/2013
Existing South Elevation	DRG08		04/04/2013
Proposed south elevation	DRG09		04/04/2013
Proposed East Elevation	DRG10		04/04/2013
Proposed West Elevation	DRG11		04/04/2013
Existing Site Plan	DRG12		08/04/2013
Proposed Site Plan	DRG13		08/04/2013
Proposed Ground Floor Plan	DRG20		04/04/2013
Proposed First Floor Plan	DRG21		04/04/2013
Boundary Details	DRG22		08/04/2013
Block Plan			04/04/2013
Perimeter Walling			08/04/2013

### 3) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture the samples submitted with the application.

*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**

Access to the flat roof over the front portion of the dwelling and former garage section 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.*

#### **5) UNI**

Within three months of the commencement of the development the applicant shall reinstate the redundant vehicle crossover back to footway by raising the existing kerb and footway. The works shall be completed 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.*

### **BH2013/00334**

#### **79 Hove Park Road Hove**

Erection of 1no three bedroom detached dwelling with access from Hove Park Way.

**Applicant:** Mr Spencer Orman

**Officer:** Helen Hobbs 293335

**Refused on 04/04/13 DELEGATED**

#### **1) UNI**

The proposed dwelling is considered an inappropriate and cramped form of development that would result in an uncharacteristic subdivision of the existing plot and represents an over-development of the site to the detriment of the character of the area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The applicant has failed to demonstrate that Level 5 of the Code for Sustainable Homes cannot reasonably be achieved. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08, Sustainable Building Design.

#### **3) UNI3**

The scheme does not include a fully accessible entrance to the house from the highway which would make it difficult to enter the house for a person with limited mobility. The scheme is therefore contrary to policy HO13 of the Brighton & Hove Local Plan 2005, which requires new residential dwellings to be built to a lifetime homes standard without major structural alterations.

### **BH2013/00395**

#### **Unit 4 Newtown Road Estate Newtown Road Hove**

Application for Approval of Details Reserved by condition 5 of application BH2012/02513.

**Applicant:** Hargreaves Management Ltd

**Officer:** Steven Lewis 290480

**Refused on 05/04/13 DELEGATED**

#### **1) UNI**

The submitted information fails to demonstrate acceptable details of cycle parking facilities to serve the development, the proposed parking does not demonstrate a lit, secure, covered or accessible facility contrary to policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 (Parking Standards)

**BH2013/00408****Hove Park Upper School 38 Nevill Road Hove**

Installation of 2no. metal storage containers within school grounds (retrospective).

**Applicant:** Hove Park Upper School

**Officer:** Robert McNicol 292322

**Approved on 08/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Product specification			11/02/2013
Site location plan	A-100	A	11/02/2013
Block plan	A-101	A	11/02/2013
Block plan showing photograph positions	A-102	A	11/02/2013
Photographs 1 - 5			11/02/2013

**2) UNI**

The two no. storage containers hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 8th April 2016.

*Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard urban open space and to comply with policies QD20 and SR20 of the Brighton & Hove Local Plan.*

**BH2013/00436****19 Onslow Road Hove**

Application for approval of details reserved by conditions 3, 4, 7, 8, 9, 10, 11, 12 and 14 of application BH2012/03494.

**Applicant:** Mrs Adele Lias

**Officer:** Jason Hawkes 292153

**Approved on 19/04/13 DELEGATED**

**BH2013/00528****215 Nevill Road Hove**

Application for variation of conditions 9 and 13 of application BH2011/03314 (Erection of a detached 2no storey dwelling to rear of existing property with associated landscaping and new access) to require the development to achieve level 4 rather than 5 of the Code for Sustainable Homes.

**Applicant:** Mr & Mrs Durrant

**Officer:** Christopher Wright 292097

**Approved on 15/04/13 DELEGATED**

**1) UNI**

The development hereby permitted shall be commenced before the expiration of 16 February 2015.

*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.*



<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Plans & Elevations	847/01		28/10/2011
Elevations	847/02		28/10/2011
Site Plan	847/03		28/10/2011
Contextual Elevations	847/04		28/10/2011
Site & Location Plans	847/05		28/10/2011
Code for Sustainable Homes Design Stage Assessment			18/02/2013
Interim Certificate for Code Level 4			18/02/2013
two supporting documents			18/02/2013
Thermal Solutions SAP/Dwelling Emissions Rate check			18/02/2013

### **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Home standards prior to 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**

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

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

### **5) UNI**

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

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

### **6) UNI**

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.*

### **7) UNI**

The development shall not be occupied until parking areas have been provided in

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

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and SPG4.*

#### **8) UNI**

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

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

#### **9) UNI**

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

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

#### **10) UNI**

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

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

#### **11) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.*

#### **12) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code Level 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.*

### **13) UNI**

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

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

## **WESTBOURNE**

### **BH2013/00294**

#### **39 & 39A Cowper Street Hove**

Extension of existing ground floor studio flat into existing lock up shop to create a 1no bedroom and conversion of basement store into a self contained studio flat with new front access stair, extended bay window and associated external alterations.

**Applicant:** Downside Developments (Brighton) Ltd

**Officer:** Christopher Wright 292097

**Refused on 24/04/13 DELEGATED**

#### **1) UNI**

The proposed change of use and conversion of the ground floor and basement to self contained residential units is not acceptable in principle because the commercial premises are not vacant and the applicant has not demonstrated the commercial use is genuinely redundant. As such the proposal is contrary to the requirements of policy EM6 of the Brighton & Hove Local Plan 2005 and the premises should be retained for employment purposes.

#### **2) UNI2**

The proposed basement level residential unit would not provide a standard of living accommodation reasonably expected by the local planning authority by reason of the limited natural light likely to reach the rear areas of living accommodation through the front window and narrow lightwell and due to the poor outlook from within the proposed dwelling unit. As such significant harm to the amenity of future occupiers would result, contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan 2005.

### **BH2013/00331**

#### **5 Pembroke Gardens Hove**

Erection of single storey rear extension and alterations to fenestration. Conversion of garage to artists studio including installation of rooflights and replacement of garage doors with glazed door and obscured glazed screens and window above.

**Applicant:** Mr Keith Gordon

**Officer:** Guy Everest 293334

**Approved on 10/04/13 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

#### **3) UNI**

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

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

#### **4) UNI**

The hereby approved first floor 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.*

#### **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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location & Block Plans	AL-100	A	04/02/2013
Existing Basement Ground & First Floor Plans	AL-101		04/02/2013
Existing Roof Space & Roof Plans	AL-102		04/02/2013
Existing Elevations	AL-103		04/02/2013
Proposed Basement Ground & First Floor Plans	AL-104	C	13/02/2013
Proposed Roof Space & Roof Plans	AL-105	A	04/02/2013
Proposed Elevations	AL-106	D	10/04/2013

#### **6) UNI**

The detached garage shall not be used other than for purposes incidental to the residential use of 5 Pembroke Gardens.

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

### **BH2013/00423**

#### **43 Lawrence Road Hove**

Certificate of Lawfulness for proposed loft conversion incorporating dormer and rooflights to side elevations.

**Applicant:** Mr Tony Franco

**Officer:** Robert McNicol 292322

**Approved on 17/04/13 DELEGATED**

#### **1) UNI**

The development is permitted under Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

### **BH2013/00821**

#### **Flat 1 & 4 Hogarth Court 214 Portland Road Hove**

Application for approval of details reserved by condition 3 of application BH2009/00080.

**Applicant:** Morris Davis

**Officer:** Christopher Wright 292097

**Approved on 16/04/13 DELEGATED**

## **WISH**

### **BH2012/04041**

#### **Hove Lagoon Kingsway Hove**

Installation of 1no additional cable wakeboarding system. Erection of single storey side extensions and associated alterations to store buildings.

**Applicant:** Lagoon Watersports Ltd

**Officer:** Steven Lewis 290480

#### **Approved on 11/04/13 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 Wakeboarding Equipment shall only be used between the hours of 08:00 and 22:00 and not at any other time.

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

##### **3) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan			20/12/2012
Existing Site Plan	B.064.09.10		21/12/2012
Proposed Site Plan	B.064.09.11		21/12/2012
Site Sections	B.064.09.12		21/12/2012
Store Buildings	B.064.09.13		21/12/2012
Existing Store Buildings	B.064.09.14		15/01/2013
Planning Statement			15/02/2013

##### **4) UNI**

No development shall commence upon site until a scheme of travel plan measures to promote sustainable transport to and from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include by not be limited to the following measures

- a. Providing public transport information to people when they book
- b. Promotion of sustainable transport travel for staff trips including personal travel planning
- c. Sustainable transport promotional material being made available to both staff and customers including cycle, bus routes and timetable brochure and car club information

The approved details must be implemented prior to the commencement of use of the new wakeboarding cable and thereafter be maintained.

*Reason: to ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR4 and TR14 of the Brighton & Hove Local Plan.*

##### **5) UNI**

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

permitted and shall thereafter be retained for use at all times.

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

**BH2013/00379**

**19 Glebe Villas Hove**

Erection of two storey rear extension.

**Applicant:** Mr & Mrs D Francis

**Officer:** Guy Everest 293334

**Approved on 04/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Ground & First Floor Plans and Location Plan	164GV19/01		07/02/2013
Existing Elevations	164GV19/02		07/02/2013
Existing Roof Plan, Section & Block Plan	164GV19/03		07/02/2013
Proposed Ground & First Floor Plans	164GV19/04		07/02/2013
Proposed Elevations	164GV19/05		07/02/2013
Proposed Roof Plan, Section & Block Plan	164GV19/06		07/02/2013

**BH2013/00467**

**31 Grange Road Hove**

Erection of first floor rear extension.

**Applicant:** Mr & Mrs David & Rae Turrell

**Officer:** Robert McNicol 292322

**Approved on 10/04/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan and block plan			13/02/2013
Existing and proposed floor plans, section and elevations			13/02/2013

### **BH2013/00599**

#### **Land adjacent to 53-55 Boundary Road Hove**

Change of use of yard to accommodate burger van (A5) for a temporary period of 12 months. (Part retrospective).

**Applicant:** Roseview Homes Ltd

**Officer:** Jason Hawkes 292153

**Refused on 24/04/13 DELEGATED**

#### **1) UNI**

The van is sited in a visually prominent position at the junction of several busy roads. The van stands out as an inappropriate and unsympathetic addition which detracts from the character and appearance of neighbouring properties and the surrounding area. The scheme is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan which requires new development to be of a high standard of design and make a positive contribution to the surrounding area.

#### **2) UNI2**

The van is in close proximity to residential uses within the neighbouring building at no.53-55 Boundary Road and is also near to adjacent residential properties on New Church Road. The van is also located close to windows serving an education centre at no.55 Boundary Road and blocks light to a window serving a teaching room. Given the use of the van for the cooking of hot food and its proximity to residential uses and the education centre, the scheme results in an unneighbourly form of development in relation to the potential for noise disturbance, odours, and loss of light and outlook. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2013/00977**

#### **246 Portland Road Hove**

Non material amendment to BH2012/02973 to change the escape stairs from metal to wooden staircase.

**Applicant:** Mr Yuan Zhang

**Officer:** Helen Hobbs 293335

**Refused on 23/04/13 DELEGATED**

#### **1) UNI**

The proposed revisions to the scheme approved under application BH2012/02973 are considered to be material and would require the submission of a further application for planning permission.

### **BH2013/01060**

#### **331 Kingsway Hove**

Application for approval of details reserved by condition 28 of application BH2012/00988.

**Applicant:** Denne Construction Limited

**Officer:** Guy Everest 293334

**Approved on 16/04/13 DELEGATED**

## **WITHDRAWN APPLICATIONS**

### **BH2013/00464**

#### **331 Kingsway Hove**

Application for approval of details reserved by condition 31 of application BH2012/00988.

**Applicant:** Denne Construction Limited

**Officer:** Guy Everest 293334

**WITHDRAWN ON 05/04/13**

### **BH2013/00495**

#### **20 Rothbury Road Hove**

Erection of single storey side and rear extensions.

**Applicant:** Miss J Higgins

**Officer:** Helen Hobbs 293335

**WITHDRAWN ON 16/04/13**