

PLANS LIST 17 JULY 2013

**BRIGHTON AND 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

BH2013/00745

Unit B1 Hollingbury Enterprise Estate Brighton

Installation of windows to side and rear elevations and creation of additional floor space at first floor level.

Applicant: In The Pipeline Ltd

Officer: Pete Campbell 292359

Approved on 20/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plans	14331- 100		08/03/2013
Existing ground and first floor plans	14331 - 101		08/03/2013
Existing elevations	14331 - 102		08/03/2013
Proposed ground and first floor plans	14331 - 103		08/03/2013
Proposed elevations	14331 - 104A		22/03/2013
Window specification sheet			22/03/2013

3) 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 additional employment floorspace hereby permitted and shall thereafter be retained for use by employees and visitors 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.

BH2013/00885

42 Brangwyn Avenue Brighton

Erection of single storey side extension to form double garage incorporating associated alterations to existing garage.

Applicant: Mr Phillip Redman

Officer: Louise Kent 292198

Approved on 24/06/13 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 & proposed ground floor plan and west elevations	2621/1	Rev. A	25 March 2013
Existing & proposed east and south elevations	2621/2	Rev. A	25 March 2013
Location & block plan	2621/3		19 March 2013

BH2013/01190

29 Crabtree Avenue Brighton

Erection of single storey side extension.

Applicant: Mr & Mrs D Lee-Falcon

Officer: Chris Swain 292178

Approved on 07/06/13 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
Block and site location plans	1255/01C		12 April 2013
Existing details	1255/02		12 April 2013
Proposed details	1255/03B		12 April 2013

BH2013/01197**31 Carden Hill Brighton**

Erection of single storey studio in rear garden.

Applicant: Mr Paul Robertson**Officer:** Pete Campbell 292359**Approved on 19/06/13 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	201/P/01		15/04/2013
Block plan	201/P/02		26/04/2013
Proposed plans, section & elevation	201/P/03C		22/05/2013

BH2013/01201**6 Old Court Close Brighton**

Remodelling of existing bungalow to create two storey house.

Applicant: Mr Paul Beere**Officer:** Wayne Nee 292132**Refused on 11/06/13 DELEGATED****1) UNI**

By reason of its bulk, eaves height and design in close proximity to no. 7 Old Court Close, the proposed extension would have a overbearing impact that would represent an un-neighbourly form of development; the poor relationship is further exacerbated by the differing land levels. The proposed large first floor rear window would cause additional harm by reason of increased overlooking. The proposal would be detrimental to neighbouring amenity and would therefore be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01274**56 Westfield Crescent Brighton**

Certificate of lawfulness for proposed hip to gable roof extension, dormer to the rear elevation to replace existing and rooflights to the front elevation.

Applicant: Mrs Mel Gillam**Officer:** Chris Swain 292178**Refused on 18/06/13 DELEGATED****1) UNI**

The development is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) because the volume of the enlarged roof would exceed the cubic content of the dwellinghouse by more than 50 cubic metres.

BH2013/01371**17 Solway Avenue Brighton**

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating hip to gable roof extension, rear dormer and front rooflights.

Applicant: Mr J Hasson
Officer: Jonathan Puplett 292525
Refused on 11/06/13 DELEGATED

BH2013/01457

1 Rotherfield Crescent Brighton

Erection of single storey front, side and rear extension incorporating raised decking to rear.

Applicant: Steven Porter
Officer: Andrew Huntley 292321

Refused on 18/06/13 DELEGATED

1) UNI

The proposed side/front extension, by virtue of its design, size and roof form would result in a visually intrusive and awkward addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The raised terraced area would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to neighbouring properties. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

PRESTON PARK

BH2013/00221

11 Russell Crescent Brighton

Roof conversion incorporating removal of 1 1/2 pitched slate roof and construction of gambrelled style mansard roof with front and rear rooflights.

Applicant: Mr R Crockett
Officer: Pete Campbell 292359

Refused on 11/06/13 DELEGATED

1) UNI

The proposed development by virtue of its uncomplimentary design and increase in height to the roof represents an overly dominant and unbalancing alteration, not in-keeping with the character of the host building or the street scene of Russell Crescent. The development would have a detrimental impact upon the character and appearance of the host building and the adjoining property of no.9 Russell Crescent as well as the street scene as a whole. Furthermore, the development would detract from the setting of the group of listed buildings to the west of nos. 3, 5 and 7 Russell Crescent. The application is contrary to policies QD14 and HE3 of the Brighton & Hove Local Plan 2005 as well as Supplementary Planning Guidance BH01 - Roof Alterations and Extensions.

2) UNI2

The application has failed to demonstrate that a loss of light to the front first floor windows at the neighbouring property of no.9 Russell Crescent would not occur as a result of the proposed development, and consequently that harm would not be caused to the residential amenity of the neighbouring occupants who reside at this property. The application therefore has failed to justify compliance with policy QD27 of the Brighton & Hove Local Plan 2005.

BH2013/00443

94 Preston Drive Brighton

Conversion of existing residential unit and part of existing retail unit (A1) into 4no one and two bedroom flats including demolition of existing garage and erection of

part one part two storey extension.

Applicant: Waremoss Group

Officer: Anthony Foster 294495

Approved on 10/06/13 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 dwellings shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

3) UNI

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

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: To safeguard the character and appearance of the area, and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan

5) UNI

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

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

6) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by the Local Planning Authority.

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

7) UNI

No development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by the Local Planning Authority. A

completed pre-estimator will not be acceptable.

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

8) UNI

Notwithstanding the submitted drawings, no development shall commence until details of the proposed boundary treatment and gates fronting onto Beaconsfield Road have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

9) 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.

10) UNI

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

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

11) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover to Beaconsfield Drive back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

12) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			12/2/2013
Proposed Site Layout	001	C	08/05/2013
Proposed Basement/Ground Floor Plans	002	E	08/05/2013
Proposed First & Second Floor Plans	003	B	12/2/2013
Proposed East & West Elevations	004	C	08/05/2013
Proposed North & South Elevations	005	C	08/05/2013
Sections BB & CC	006	B	08/05/2013
Existing Basement/Ground Floor Plans	007		12/2/2013

Existing First & Second Floor Plans	008		12/2/2013
Existing East & West Elevations	009		12/2/2013
Existing North & West Elevations	010		12/2/2013
Existing Beaconsfield Villas Elevation	011		08/05/2013

13) UNI

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

- i) sample elevations and sections at 1:20 scale of windows, cladding.
- ii) sectional profiles at 1:1 scale of window frames and parapets, eaves, cladding, fascias, and copings,
- iii) details of the rooflights,

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

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

BH2013/00678

80 Preston Drove Brighton

Erection of single storey rear extension, insertion of rooflight to front and associated alterations.

Applicant: Ms Karen Harries Rees

Officer: Louise Kent 292198

Approved on 10/06/13 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) BH12.03

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

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

4) 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.

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
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Existing plans & elevations, site plan	80PD_01		4 March 2013
Proposed plans, elevations & section, block plan	80PD_02		4 March 2013

BH2013/00978

146 Springfield Road Brighton

Replacement of one existing sash window with timber door and two windows to incorporate vertical glazing bars to the front elevation.

Applicant: InnBrighton Ltd

Officer: Robin K Hodgetts 292366

Refused on 11/06/13 DELEGATED

1) UNI

The doorway by reason of its location and design would be harmful to the character of the host building and wider street scene and fails to preserve or enhance the character or appearance of the Preston Park Conservation Area. The proposal is therefore contrary to policies HE6 and QD10 of the Brighton & Hove Local Plan.

BH2013/01135

13 Preston Road Brighton

Installation of new shop front.

Applicant: Mr Jonathan Mott

Officer: Chris Swain 292178

Approved on 17/06/13 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			9 April 2013
Site location plan			9 April 2013
Front elevation, plans and sections, existing and proposed	BBS54797/P/04 U		22 April 2013
Front elevation, plans and sections, 'as installed' and proposed	BBS54797/P/05 A		22 April 2013

BH2013/01180

177 Ditchling Road Brighton

Application to extend time limit for implementation of previous approval BH2010/02162 for erection of two storey 3no. bed detached house.

Applicant: Malcolm Kemp

Officer: Sue Dubberley 293817

Approved on 17/06/13 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

Prior to first occupation of the development, the parapet wall and timber louvre screen shown on drawing number 3226.PL.250 received on 13th July 2010, shall be erected and shall be retained as such thereafter.

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

3) UNI

All planting 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.

4) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwelling house as provided for within Schedule 2, Part 1, Classes A to E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

5) UNI

The mitigation measures set out under the 'Eco2 - Ecological Enhancements' contained within the 'Ecological Survey' dated 14/05/2013, received on 13th June 2013, shall be strictly adhered to and carried out in full.

Reason: To protect the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policies QD17 and QD18 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

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

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

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

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the planting of four replacement trees, 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 protection measures shall then be carried out in accordance with the approved details prior to the commencement of development and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by the protection measures.

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

10) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site which should include the type, siting and timetable of implementation of bat and bird boxes has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policies QD17 and QD18 of the Brighton & Hove Local Plan.

11) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 5 as a minimum 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

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

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

13) UNI

None of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that

each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

14) UNI

Prior to first occupation, the 1.8m high fence along the eastern boundary as shown on drawing number 3226.PL.150 shall be erected and retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to limit light pollution and to comply with Policy QD27 of the Brighton & Hove Local Plan.

15) UNI

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

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

16) UNI

The development hereby 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.

17) 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	3226.EXG.01	A	13/07/2010
Survey plan	3226.EXG.02	A	13/07/2010
Existing site sections	3226.EXG.03		13/07/2010
Proposed ground floor	3226.PL.150		13/07/2010
Proposed lower level	3226.PL.151		13/07/2010
Proposed sections	3226.PL.250		13/07/2010
Proposed elevations	3226.PL.350		13/07/2010
Proposed context	3226.PL.351		13/07/2010
Lifetime Homes	3226.PL.152		13/07/2010
Proposed site plan	3226.PL.051		13/07/2010

BH2013/01191

46 Chatsworth Road Brighton

Loft conversion incorporating 2no dormers and 1 no. rooflight to the front roofslope, and alterations to fenestration.

Applicant: Mr Andy Spector

Officer: Wayne Nee 292132

Approved on 21/06/13 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

2. 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			26 April 2013
Site plan as existing	AS-01-00		26 April 2013
Existing ground floor	AS-01-01		26 April 2013
Existing loft plan	AS-01-02		26 April 2013
Existing roof plan	AS-01-03		26 April 2013
Proposed site plan	AS-01-10		26 April 2013
Proposed ground floor	AS-01-11		26 April 2013
Existing front and rear elevations	AS-02-01		26 April 2013
Existing side elevations	AS-02-02		26 April 2013
Existing cross sections	AS-02-03		26 April 2013
Existing long section	AS-02-04		26 April 2013
Proposed loft plan	AS-01-12		19 June 2013
Proposed roof plan	AS-01-13		19 June 2013
Proposed front and rear elevations	AS-02-11		19 June 2013
Proposed side elevations	AS-02-12		19 June 2013
Proposed cross sections	AS-02-13		19 June 2013
Proposed long section	AS-02-14		19 June 2013

BH2013/01198

41A Port Hall Road Brighton

Creation of roof terrace on existing flat roof. (Retrospective)

Applicant: Mr Laurence Hill

Officer: Chris Swain 292178

Refused on 14/06/13 XXXX

1) UNI

The installed timber ballustrading by reason of its height, design, materials, and scale results in an inappropriate alteration that relates poorly to the existing building. The incongruous design is out of character with the building form within the immediate vicinity and has a significantly detrimental impact upon the appearance and character of the building and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposal results in an unacceptable level of overlooking towards neighbouring properties, in particular, to both the garden and the adjacent rear and side elevations of the adjoining property, No.43 Port Hall Road and the garden of No.41 Port Hall Road. The loss of privacy adversely impacts upon the residential amenity currently enjoyed by these properties. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01262

144 Waldegrave Road Brighton

Erection of single storey rear infill extension and loft conversion with rear dormer and front rooflight.

Applicant: Dr Harjinder Heer
Officer: Chris Swain 292178
Approved on 13/06/13 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) BH12.03

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

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

3) BH12.05A

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

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

4) UNI

The 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 drawings	450(PL)1	D	4 June 2013
Site and Block Plan	450 (PL)2		4 June 2013

BH2013/01372

369 Ditchling Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/00115

Applicant: Simon Court
Officer: Pete Campbell 292359
Approved on 25/06/13 DELEGATED

REGENCY

BH2012/03590

41 Montpelier Road Brighton

Internal and external alterations, repair and refurbishment to all floors, roof and gardens including changes to layout of doors and windows, installation of front rooflight and glass balustrade to rear, replacement windows and internal alterations to layout. (Part retrospective)

Applicant: Mr Philip Blount
Officer: Robert McNicol 292322
Approved on 17/06/13 DELEGATED

1) UNI

The new front door, including the decorative panel moulding, shall match exactly the existing original front door of no. 39 Montpelier Road.

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

2) UNI

Within three months of the date of this permission, a sample of the York stone

paving slabs to be used as paving in the works hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

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

4) 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.

5) UNI

The decorative panel moulding of the new folding doors to be installed between the front and rear rooms of the ground floor shall match exactly the profile of the moulding of the original six panel internal door as shown on drawing 0863-PA-030 revision C.

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

6) UNI

Within three months of the date of this permission, a replica fire surround and mantelpiece shall be installed around the rear ground floor corner fireplace. This shall match exactly the original surround and mantelpiece, including the decorative moulding, of the rear first floor corner fireplace.

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

7) UNI

Within three months of the date of this permission, the exposed brick chimney breast on the second floor shall be plastered using timber lathes and lime plaster.

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

8) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black and retained as such thereafter.

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

BH2012/03942

5B Regency Square Brighton

Conversion of drinking establishment (A4) into 1no two bedroom flat with alterations to side and rear and single storey rear extension.

Applicant: Mr Stephen Chambers

Officer: Adrian Smith 290478

Refused on 14/06/13 DELEGATED

1) UNI

The proposed basement level flat, by virtue of its internal layout and lack of sole access to private amenity space, would suffer from poor levels of natural light and outlook to the main front room, whilst it is unclear whether use of the rear courtyard would be solely by occupants of the flat. The proposal would therefore result in a gloomy and oppressive living environment for future residents and a poor standard of residential accommodation with a potential lack of privacy for future occupiers, contrary to policies QD27 and HO5 of the Brighton & Hove

Local Plan.

2) UNI2

The proposed development, by virtue of the lack of detail regarding the form, layout and structural loading of the building and the inconsistent plans, fails to demonstrate that it would satisfactorily preserve or enhance the original layout, form and detailing of the Grade II* heritage asset. Furthermore the details of the proposed external doors are considered unacceptable. The proposal therefore fails to accord with policies HE1 and HE4 of the Brighton & Hove Local Plan and guidance contained within the National Planning Policy Framework.

BH2012/03943

5B Regency Square Brighton

Conversion of drinking establishment (A4) into 1no two bedroom flat with internal alterations to layout and external alterations to side and rear and single storey rear extension.

Applicant: Mr Stephen Chambers

Officer: Adrian Smith 290478

Refused on 14/06/13 DELEGATED

1) UNI

The proposed development, by virtue of the lack of detail regarding the form, layout and structural loading of the building, and the inconsistent plans and insufficient restoration of original features, fails to demonstrate that it would satisfactorily preserve or enhance the original layout, form and detailing of the Grade II* heritage asset. Furthermore the details of the proposed internal and external doors are considered unacceptable. The proposal therefore fails to accord with policies HE1 and HE4 of the Brighton & Hove Local Plan and guidance contained within the National Planning Policy Framework.

BH2013/00418

48 West Street Brighton

Formation of smoking shelter at first floor level to rear. (Retrospective)

Applicant: Al Nakhli

Officer: Jason Hawkes 292153

Refused on 20/06/13 DELEGATED

1) UNI

Having regard to the design and scale of the smoking shelter, the scheme results in an unsympathetic addition which detracts from the character and appearance of the host building and the surrounding conservation area. The scheme is therefore deemed contrary to policies QD1 and HE6 of the Brighton Hove Local Plan.

2) UNI2

Due to the size, open nature and proximity of the shelter to residential accommodation nearby, the use of the shelter would result in a detrimental impact on the amenity of adjacent residential properties in terms of noise disturbance. The scheme is therefore deemed contrary to policies SU10 & QD27 of the Brighton & Hove Local Plan.

BH2013/00843

33 Hampton Place Brighton

Erection of single storey first floor rear extension. Internal and external alterations including alterations to fenestration, doors and internal staircase.

Applicant: Mr & Mrs Jon Davidge

Officer: Steven Lewis 290480

Approved on 11/06/13 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 architectural detailing, including details of; joinery, mouldings, newel posts, windows, external doors, internal doors, threshold, steps, skirting, architraves, handrails, jambs and glazing shall be completed in accordance with the approved plans.

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 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.

4) 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.

5) UNI

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

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

6) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

BH2013/00844

33 Hampton Place Brighton

Erection of single storey first floor rear extension incorporating revised fenestration.

Applicant: Mr & Mrs Jon Davidge

Officer: Steven Lewis 290480

Approved on 10/06/13 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 works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below. Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	992/01		15/03/2013
Site Plan	992/08		15/03/2013
Existing floor plans	992/09		15/03/2013
Existing elevations	992/10		15/03/2013
Proposed Floor Plans	992/11		15/03/2013
Proposed Elevation/Section	992/12	B	15/03/2013
New and Replacement window & door elevations	992/13	B	29/05/2013
Internal door elevations	992/14	B	24/05/2013
Window details	992/15	A	24/05/2013
External door details	992/16	B	29/05/2013
External door details	992/17	B	29/05/2013
Stairs & Panelling	992/18	B	29/05/2013
Internal door details	992/19	B	29/05/2013
Joinery Details	992/20	A	24/05/2013
Internal door details	992/21		24/05/2013
External door details	992/22	A	29/05/2013
External Door details	992/23	A	29/05/2013
Newel Post and Panel Details			24/05/2013

BH2013/00858

18 Montpelier Crescent Brighton

Conversion of existing house and basement flat into single dwelling. Alterations including extended basement patio at rear and to layout of rear doors and windows.

Applicant: Dr Ian Heath

Officer: Jason Hawkes 292153

Approved on 10/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

4) UNI

The window hereby approved shall be a single glazed painted timber vertical sliding sash with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar

dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

6) UNI

The French doors hereby approved shall be single glazed inward-opening painted timber doors without trickle vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original doors and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original doors.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 & 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
Retaining Wall	1466-002	P2	23rd May 2013
Site Location & Block Plan	AC/18MC/03		18th March 2013
Existing & Proposed Plans	AC/18MC/04		18th March 2013
Existing & Proposed Elevations	AC/18MC/05	A	31st May 2013
Second Floor Bed 4 Window Reveal Detail	AC/18MC/06		18th March 2013
First Floor Bathroom Section Detail B/B	AC/18MC/07		28th March 2013
Proposed Railings to the Rear & Internal Door to LGF	AC/18MC/08	A	31st May 2013
Ground Floor French Doors to Rear Elevation	AC/18MC/09		23rd May 2013

8) UNI

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

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

BH2013/01023

58-61 Kings Road Brighton

Creation of external seating area including placing of tables and chairs on pavement and installation of retractable canopy for the period of 12 months.

Applicant: Mr Dragisa Ilic

Officer: Mark Thomas 292336

Approved on 13/06/13 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	1184/LP/01		16 April 2013
Block plan	1184/LP/02		16 April 2013
Proposed seating layout	1184/PP/01		16 April 2013
Proposed section	1184/PP/02		16 April 2013
Proposed front elevation with canopy open	1184/PP/03		16 April 2013
Proposed side elevation with canopy open	1184/PP/04		16 April 2013
Proposed front elevation with canopy closed	1184/PP/05		16 April 2013
Proposed side elevation with canopy closed	1184/PP/06		16 April 2013
Existing layout plan	1184/SP/01		16 April 2013
Existing front elevation	1184/SP/02		16 April 2013

BH2013/01094

First Floor Flat 72-73 East Street Brighton

Installation of 3no conservation rooflights and soil and vent pipe to rear elevation.

Applicant: Richard & Associates Ltd

Officer: Mark Thomas 292336

Approved on 12/06/13 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 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

Notwithstanding the submitted details in the application form, the soil and vent pipe hereby permitted shall be coloured dark grey or black.

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
Site location and block plan	0612/003		3 April 2013
Existing plans and elevations	0612/001		3 April 2013
Proposed plans and elevations	0612/002		3 April 2013

BH2013/01142

29 Victoria Street Brighton

Erection of single storey side/rear extension.

Applicant: Ms Sara Fakhro

Officer: Helen Hobbs 293335

Approved on 20/06/13 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 plan and elevation	077-L-001		30th April 2013
Existing plan and elevation	077-L-002		30th April 2013
Block Plans	077-L-003		30th April 2013

BH2013/01165

13A St Michaels Place Brighton

Replacement of existing timber windows and door with UPVC windows and door.

Applicant: Mrs Gaynor Sherratt

Officer: Helen Hobbs 293335

Approved on 13/06/13 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 photographs			19th April 2013
Site location plan			19th April 2013
Window brochure	9		8th April 2013
Proposed window sections	9	A	8 th April 2013
Proposed window drawings	8		8th April 2013

BH2013/01168

54 - 56 West Street Brighton

Installation of a metal roller shutter.

Applicant: Nationwide Building Society

Officer: Mark Thomas 292336

Approved on 10/06/13 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			11 April 2013
Block plan	11485J-10		11 April 2013
Existing elevation	11485J-05		11 April 2013
Proposed elevation and section	11485J-45	E	7 June 2013

BH2013/01188

34 Western Road Brighton

Display of 1no internally illuminated fascia sign, 1no internally illuminated projecting sign and 2no ATM collars.

Applicant: Mr Mike Carroll

Officer: Jason Hawkes 292153

Split Decision on 10/06/13 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

GRANT advertisement consent for the projecting sign shown on drawing no. 5091486-AR01-E1-1101 subject to Conditions and Informatives set out in section 11.

1) UNI

REFUSE advertisement consent for the fascia sign and ATM surround signs shown on drawing no.5091486-AR01-E1-1101 for the reason and Informatives set out in section 11.

2) UNI2

The proposed suspended fascia sign and ATM surround signs, due to their excessive size and illumination, would detract from the appearance of the shopfront and the surrounding conservation area. The advertisements thereby result in material harm to amenity, and the scheme is also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Document 7: Advertisements, which are material considerations.

BH2013/01235

27 Ship Street Brighton

Installation of rooflight to rear of building.

Applicant: Young & Cos Brewery PLC

Officer: Jason Hawkes 292153

Approved on 10/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			17th April 2013

Existing & proposed plans & elevations	1201/04	A	17th May 2013
Typical section through new lantern light	1201/05	A	17th May 2013
Proposed roof light	1201/06	A	17th May 2013
Existing photographs			17th April 2013

BH2013/01236

27 Ship Street Brighton

Installation of rooflight to rear of building.

Applicant: Young & Cos Brewery PLC

Officer: Jason Hawkes 292153

Approved on 07/06/13 DELEGATED

1) BH01.05

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

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

BH2013/01252

Mitre House 149 Western Road Brighton

Rendering to courtyard elevations of South block.

Applicant: Mr Anthony Crabtree

Officer: Guy Everest 293334

Approved on 11/06/13 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 sample listed below.

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

Plan Type	Reference	Version	Date Received
Location & Block Plans	3204.EXG.001	C	18/04/2013
Existing, Basement, Entry Level & Level 0 Plans	3204.EXG.101	B	18/04/2013
Existing Level 1, Level 2 & Level 3 Plans	3204.EXG.102	B	18/04/2013
Existing Level 4, Level 5 & Roof Plans	3204.EXG.103	B	18/04/2013
Existing South & West Elevations	3204.EXG.301	A	18/04/2013
Existing North, East & West Courtyard Elevations	3204.EXG.302	A	18/04/2013
Existing North Courtyard & South Courtyard Elevations	3204.EXG.303	A	18/04/2013
Proposed Level 0 Plan	3319.PL.101		18/04/2013
Proposed Level 1 Plan	3319.PL.102		18/04/2013
Proposed Level 2 Plan	3319.PL.103		18/04/2013
Proposed Level 3 Plan	3319.PL.104		18/04/2013
Proposed Level 4 Plan	3319.PL.105		18/04/2013

Proposed Level 5 Plan	3319.PL.106		18/04/2013
Proposed North & West Courtyard Elevation	3319.PL.301		18/04/2013
White through coloured render sample			18/04/2013

BH2013/01279

20-22 Market Street & 9 East Street Arcade Brighton

Change of use from retail (A1) to restaurant (A3) incorporating installation of ventilation system.

Applicant: Gondola Group

Officer: Christopher Wright 292097

Refused on 25/06/13 DELEGATED

1) UNI

The proposed change of use would result in the loss of three retail units and would create a concentration of non-retail uses within the area designated as outside of the prime frontage of the regional shopping centre. In addition, the proposal would create a dead frontage to a shop unit in East Street Arcade. The proposal would have a harmful impact on the vitality and viability of the shopping arcade and the wider regional shopping centre, contrary to the requirements of policy SR4 of the Brighton and Hove Local Plan 2005.

BH2013/01468

49 West Street Brighton

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

Applicant: Co Operative Group

Officer: Mark Thomas 292336

Approved on 24/06/13 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.

ST. PETER'S & NORTH LAINE

BH2013/00369

The Open Market Marshalls Row Brighton

Application for approval of details reserved by condition 49 of application BH2010/03744.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Maria Seale 292232

Approved on 10/06/13 DELEGATED

BH2013/00655

Flat 3 23 Wakefield Road Brighton

Certificate of lawfulness for an existing rooflight to rear.

Applicant: Mr Fredrik Lloyd

Officer: Jonathan Puplett 292525

Approved on 10/06/13 DELEGATED

BH2013/00778

24 Warleigh Road Brighton

Demolition of existing rear extension and erection of new extension to the rear with associated landscaping.

Applicant: Ms Penny Dann

Officer: Andrew Huntley 292321

Refused on 07/06/13 DELEGATED

1) UNI

The proposed extension, by reason of its height, depth and being on the boundary, would have a detrimental impact on the residential amenity of number 22 Warleigh Road by way of outlook and loss of daylight. The proposal is therefore contrary to Policy QD27 of the Brighton & Hove Local Plan.

BH2013/01065

Brighton Station Queens Road Brighton

Erection of three storey building to provide cycle store, ancillary shower/changing

facilities, cycle shop and café.

Applicant: Southern Rail

Officer: Maria Seale 292232

Approved on 12/06/13 DELEGATED

1) BH01.05

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

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

2) UNI

No development of the new cycle store building shall take place until details of the proposed landscaped areas, including 1:50 scale plans, elevations and sections (and samples if necessary) and details of the plantings, tree grills, outside steps, walls, copings, railings and new paving of the station concourse to the west of the building, and details of the reinstated opening off Mangalore Way, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented within the development. *Reason: To ensure the new building relates sympathetically to the existing structures and retaining wall and to satisfactorily preserve the special architectural and historic character of the Grade II* listed station, to comply with policies HE1, HE2 and HE3 of the Brighton & Hove Local Plan.*

3) UNI

No development shall take place until details of the cladding system, shopfront, door and window frames and louvres and details and samples of the materials and colours for the proposed cycle store building have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented within the development. *Reason: To ensure the new building relates sympathetically to the existing structures and retaining wall and to satisfactorily preserve the special architectural and historic character of the Grade II* listed station, to comply with policies HE1, HE2 and HE3 of the Brighton & Hove Local Plan.*

4) UNI

No demolition of the remaining historic structures on the site shall take place until they are fully recorded by survey and photography, details of which shall be submitted to the Local Planning Authority. *Reason: To satisfactorily record the existing building, in the interests of the architectural and historic character of the grade II* listed station, to comply with policies HE1 and HE2 of the Brighton & Hove Local Plan.*

BH2013/01095

125 Queens Road Brighton

Display of externally illuminated fascia and hanging signs, and roller shutter vinyl.

Applicant: Mr Steve Fitzgerald

Officer: Louise Kent 292198

Refused on 13/06/13 DELEGATED

1) UNI

The oversized and inappropriate projecting sign would result in an incongruous appearance that would be unduly prominent within the street scene and therefore detract from the character and appearance of the building and the street scene. As such, the proposal is contrary to the requirements of policy QD12 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

2) UNI2

In the absence of detailed elevational drawings showing the proposed vinyl shutter housing, the drawings submitted are 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 policy QD12 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

BH2013/01096

17 Princes Road Brighton

Loft conversion incorporating installation of front rooflight to replace 2no existing rooflights.

Applicant: Mr Merlin Nation

Officer: Wayne Nee 292132

Approved on 06/06/13 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 rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	460(PL)1		05 April 2013
Existing and proposed	460(PL)2B		05 June 2013

BH2013/01107

125 Queens Road Brighton

Installation of new shopfront entrance and associated alterations.

Applicant: Mr Steve Fitzgerald

Officer: Louise Kent 292198

Approved on 13/06/13 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	D/00		18 April 2013
Existing front elevation	D/05		18 April 2013
Proposed front elevation	D/15		18 April 2013
Existing floor plan	D/01		18 April 2013
Proposed floor plan	D/11		18 April 2013

BH2013/01121

Flat 3 Derwent Lodge 103 Buckingham Road Brighton

Creation of additional floor to top floor flat.

Applicant: Ms Shelaine Siepel

Officer: Andrew Huntley 292321

Refused on 17/06/13 DELEGATED

1) UNI

The proposal is poorly designed and adds more height and bulk to an already high and bulky building. The additional storey also makes the already poor and awkward relationship with 101 Buckingham Road worse, by reason of its increased height and bulk close to the boundary. The resultant size, height and bulk of the top floor addition will be particularly visible when viewed from the park to the south and in views from the north-east looking up Buckingham Road, which exacerbates the harm caused. As such, the proposal would have a detrimental impact on the character and appearance of the host building and the West Hill Conservation Area. Therefore, the proposal is contrary to Policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/01137

27 Queens Road Brighton

Internal alterations to layout of lower ground floor to facilitate change of use from offices (B1) to 2no flats.

Applicant: Park Avenue Estates LTD

Officer: Anthony Foster 294495

Refused on 18/06/13 DELEGATED

1) UNI

The proposed works to facilitate the change the use of the building from office to residential occupation, by virtue of the addition of modern partitions to the rear rooms and loss of historic fabric would have a significantly harmful impact on the historic character of this Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/01139

Second Floor Flat 74 Buckingham Road Brighton

Loft conversion incorporating rooflights to front and rear.

Applicant: Ms Georgina Knight

Officer: Wayne Nee 292132

Approved on 10/06/13 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 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	GK/P/01	1	10 June 2013
Elevations	GK/P/02	1	10 June 2013

BH2013/01143

68 London Road Brighton

Installation of new shopfront.

Applicant: R+A Property

Officer: Liz Arnold 291709

Approved on 10/06/13 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 information submitted, the existing roller shutter and related shutter housing shall be removed within one month of the installation of the new shopfront hereby approved.

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

3) UNI

2. 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 Drawings	A.01		9th April 2013
Proposed Drawings	D.01		9th April 2013

BH2013/01144

Site J New England Quarter Fleet Street Brighton

Application for Approval of Details Reserved by Condition 29 of application BH2012/01627.

Applicant: The Hyde Group

Officer: Maria Seale 292232

Approved on 20/06/13 DELEGATED

BH2013/01186

142-143 London Road Brighton

Display of internally-illuminated fascia, projecting and ATM signs.

Applicant: Lloyds Banking Group

Officer: Wayne Nee 292132

Approved on 19/06/13 DELEGATED

1) UNI

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) UNI

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) UNI

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) UNI

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.

5) UNI

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) UNI

No advertisement shall be sited or displayed so as to -

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) UNI

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.

BH2013/01205

88-92 Queens Road Brighton

Display of internally illuminated hanging sign.

Applicant: Iesis Ltd

Officer: Robin K Hodgetts 292366

Refused on 20/06/13 DELEGATED

1) UNI

Having regards to the inappropriate siting and excessive size of the proposed projecting sign it would be unduly visually prominent within the Queens Road street scene. Furthermore, when taking into account the level of signage already present or consented on the building, the overall cumulative impact would result in a cluttered appearance that would detract from the character and appearance of the building and its environs. The proposals would therefore adversely affect the visual amenity of the wider area. As such, the proposal is contrary to the requirements of policy QD12 of the Brighton & Hove Local Plan and SPD07: Advertisements.

BH2013/01253

22-23 York Place, Brighton

Display of internally illuminated fascia signs.

Applicant: Mr Scott Collins

Officer: Pete Campbell 292359

Approved on 24/06/13 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) UNI

The illumination of the fascia advertisement sign reading 'MEAT' 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.

BH2013/01290

27 York Place Brighton

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

Applicant: Mr A Khasru

Officer: Chris Swain 292178

Approved on 21/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plans and location plan	YP27PRO/01		29 April 2013
Existing side and rear elevations and block plans	YP27PRO/02		29 April 2013
Proposed floor plans	YP27PRO/03		29 April 2013
Proposed rear and side elevations and block plans	YP27PRO/04		29 April 2013

3) UNI

The external finishes of the walls of the development hereby permitted shall be painted render to match that used on the existing main building and thereafter so retained.

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

BH2013/01376

12 Belton Road Brighton

Installation of rooflight to front roofslope.

Applicant: Mrs T Biddle

Officer: Wayne Nee 292132

Refused on 12/06/13 DELEGATED

1) UNI

The proposed roof light would be overly large and would dominate the roof slope. It would consist of bulky frames and inappropriate materials which would be an unacceptable addition to the existing property and the Round Hill Conservation Area. As such, the proposal is contrary to policies QD14 and HE6, and to Supplementary Planning Guidance Note SPGBH1.

BH2013/01410

(Former Co-op Department Store) 94-103 London Road and 6-11 and 12 Baker Street Brighton

Application for Approval of Details Reserved by Condition 20 of application BH2012/02675.

Applicant: Watkin Jones & Son Ltd

Officer: Kathryn Boggiano 292138

Split Decision on 17/06/13 DELEGATED

1) UNI

Part ii (a, b and c) of condition 20 requires details to be submitted when construction has been completed and any remediation has been finalised. Therefore, details cannot be approved at this stage in the construction process as the development is not complete.

BH2013/01602

(Former Co-op Department Store) 94-103 London Road and 6-11 and 12 Baker Street Brighton

Non Material Amendment to BH2012/02675 comprising changes to internal layouts: removal of basement under low rise garden block, increase in size of main basement and change to layout; relocation of retail holding area, launderette, substation and one unit of student accommodation; amendment to size of green roofs, change to London Road and Baker Street shopfronts.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved on 18/06/13 DELEGATED

1) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details showing the new entrance doors within the pedimented central bay of the London Road elevation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: In order to achieve a satisfactory appearance to the London Road elevation and to comply with policies QD2 and HE10 of the Brighton & Hove Local Plan.

BH2013/01664

The Cobblers Thumb Public House 10 New England Road Brighton

Demolition of The Cobblers Thumb Public House.

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Prior approval not required on 18/06/13 DELEGATED

1) UNI

1. On the basis of the information submitted and as a result of the location of the site and nature of immediately adjoining development the proposed demolition and restoration is unlikely to have a significant impact on the surrounding environment.

WITHDEAN

BH2013/01029

52 Bates Road Brighton

Erection of bicycle storage shed at front of property. (Part retrospective).

Applicant: Dr Rebecca Moberly

Officer: Robert McNicol 292322

Refused on 13/06/13 DELEGATED

1) UNI

By virtue of its height, bulk and siting the bicycle storage shed is an unduly prominent and incongruous feature in the street scene, detracting from the character and appearance of the recipient property and the wider area. The development is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan. The potential benefits that would accrue from the scheme, in terms of encouraging sustainable travel modes, are not considered to outweigh the level of harm caused in this instance.

BH2013/01031

14 Withdean Road Brighton

Erection of new detached 5no bedroom dwelling, swimming pool and pool house adjacent to existing house.

Applicant: Mr & Mrs Pierson

Officer: Adrian Smith 290478

Approved on 12/06/13 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 'guest house' as detailed on the approved drawings shall be used in conjunction with the property at 14 Withdean Road only and shall not otherwise be occupied as a separate unit of residential accommodation.

Reason: For the avoidance of doubt as the proposed unit would constitute sub-standard residential accommodation in its own right and to accord with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The finished floor levels and garden levels of the development hereby permitted shall be carried out in full accordance with those set out on drawing no. 12 WR.31 received on 02 April 2013.

Reason: For the avoidance of doubt to safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

4) 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 in the interests of the visual amenities of the area and to comply with planning policies QD1 and QD2 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied.

Reason: To ensure a satisfactory appearance to the development and to safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2, QD15 and QD27, of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

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

Reason: To enhance the appearance of the development in the visual amenities of the area and to comply with policies QD15 and HE6 of the Brighton & Hove Local Plan.

8) UNI

All planting, seeding, or turfing comprised in the approved details of landscaping

shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give 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 visual amenities of the area and to comply with policies QD15 and HE6 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

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

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

11) UNI

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

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

12) 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	12 WR.01		02/04/2013
Existing and proposed site survey plans and sections	12 WR.04 12 WR.06 12 WR.27 12 WR.28 12 WR.31		02/04/2013
Proposed floor plans, elevations and sections- main house	12 WR.07 12 WR.08 12 WR.09 12 WR.10 12 WR.11 12 WR.12 12 WR.13		02/04/2013

	12 WR.14 12 WR.15		
Proposed floor plans, elevations and sections- guest house	12 WR.18	B	02/04/2013
	12 WR.19	A	02/04/2013
	12 WR.20	B	17/04/2013
	12 WR.21	B	17/04/2013
	12 WR.22	B	17/04/2013
	12 WR.23	B	17/04/2013

13) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 5 as a minimum 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.

BH2013/01109

122 Valley Drive Brighton

Erection of two storey pitched roof rear extension and loft conversion incorporating half-hip roof extension, front and side rooflights, new hard standing and associated alterations.

Applicant: Mr & Mrs Peter Fitzpatrick

Officer: Christopher Wright 292097

Refused on 07/06/13 DELEGATED

1) UNI

The proposed rear extension, by reason of its form, height, bulk, massing, design detailing and materials, would give the recipient dwelling an over-extended appearance and would appear unduly dominant, discordant and unsympathetic in relation to the scale and traditional appearance and character of the existing dwelling, and incongruous, out of scale and context in relation to neighbouring properties in Valley Drive. As such the proposal would be harmful to visual amenity and would detract from the character and appearance of the property to be extended and is therefore contrary to the requirements of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The height, bulk and massing of the extension in close proximity to the neighbouring property would be unneighbourly, result in loss of outlook and have an overbearing presence, causing a material and unacceptable detrimental impact on the living conditions of those at No. 120 Valley Drive and in the absence of evidence to the contrary, would also result in adverse loss of daylight to the kitchen/dinning room window. The application is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/01117

113 Valley Drive Brighton

Certificate of lawfulness for the proposed erection of a single storey side extension to detached garage.

Applicant: Philip Epifanoff

Officer: Adrian Smith 290478

Refused on 14/06/13 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as part of the outbuilding to be extended sits forward of the principal elevation to the dwelling house.

BH2013/01128

158 Tivoli Crescent North Brighton

Erection of rear extensions to the ground and first floor and loft conversion incorporating rooflights.

Applicant: Mrs Teresa Sadhegi

Officer: Adrian Smith 290478

Approved on 20/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	2		09/04/2013
Block plan	3		09/04/2013
Existing floor plans	4		13/06/2013
Proposed floor plans	4A		13/06/2013
	8		13/06/2013
Existing and proposed elevations	5		13/06/2013
	6		13/06/2013
	7		13/06/2013

BH2013/01130

47 Dene Vale Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to the rear elevation and a rooflight to the front elevation.

Applicant: Mrs Julie Carroll

Officer: Robert McNicol 292322

Approved on 07/06/13 DELEGATED

BH2013/01222**14 The Beeches Brighton**

Erection of a single storey rear extension.

Applicant: Dr Stephen Hempling

Officer: Helen Hobbs 293335

Approved on 21/06/13 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
Block plan			15th April 2013
Site plan			15th April 2013
Existing floor plan	TB/01		29th April 2013
Existing elevations	TB/02		15th April 2013
Proposed floor plan	TB/03	A	15th April 2013
Proposed elevations	TB/04	B	15th April 2013

BH2013/01264**60 Surrenden Crescent Brighton**

Erection of two storey side extension, incorporating 2/3 storeys of accommodation.

Applicant: Mr & Mrs David Shepherd

Officer: Steven Lewis 290480

Approved on 14/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

The proposed dressing room and ensuite bathroom windows at first floor in the northern elevation of the extension hereby permitted, facing 58 Surrenden Crescent, shall not be glazed other than with obscured glass and thereafter permanently retained as such.

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the northern facing elevation without planning permission obtained

from the Local Planning Authority.

Reason: To safeguard the amenities 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
Lower & Upper Existing Floor Plans & Site Plan	280.13.01		19/04/2013
Existing First and Block Plans	280.13.02		19/04/2013
Existing Sections and Elevations	280.13.03		19/04/2013
Proposed Lower and Upper Ground Floor Plans	280.13.04		19/04/2013
Proposed First Floor and Block Plans	280.13.05	A	29/05/2013
Proposed Sections & Elevations	280.13.06	A	29/05/2013

5) UNI

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

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

BH2013/01305

5 Millcroft Brighton

Certificate of lawfulness for proposed single storey side extension, roof extensions to facilitate loft conversion and other associated alterations.

Applicant: Mr & Mrs Branch

Officer: Robert McNicol 292322

Refused on 20/06/13 DELEGATED

BH2013/01317

67 Valley Drive Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Glenn Jones

Officer: Christopher Wright 292097

Approved on 07/06/13 DELEGATED

BH2013/01323

1 Woodside Avenue Brighton

Application for variation of condition 2 of BH2011/01780 (Erection of new detached 3 bedroom three storey dwelling house (revised plans) to show alterations to solar panel scheme.

Applicant: Mr Derek Levy

Officer: Adrian Smith 290478

Approved on 13/06/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 06 March 2015.

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

2) UNI

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.

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

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

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

5) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 5 as a minimum 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

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

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

7) UNI

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

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

8) 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.

9) 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, 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.

10) UNI

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

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

11) UNI

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

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

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

15) UNI

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

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

16) UNI

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

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

17) UNI

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

Reason: to ensure the safety of persons entering and leaving the site and proceeding along the highway and to comply with polices TR1, TR7, TR8 and TR19 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.

Plan Type	Reference	Version	Date Received
Site plan	1WA.01	A	26/04/2013
Proposed floor plans, elevations and sections- main house	1WA.08	A	12/01/2012
	1WA.09	A	12/01/2012
	1WA.10	A	12/01/2012
	1WA.12	B	26/04/2013
	1WA.13	B	26/04/2013
	1WA.14	A	12/01/2012
	1WA.15	B	26/04/2013
	1WA.16	A	12/01/2012
	1WA.30	A	12/01/2012
	1WA.31	A	12/01/2012
	1WA.32	A	12/01/2012
	1WA.35	A	12/01/2012

BH2013/01324**82 Dyke Road Avenue Brighton**

Erection of detached double garage with home office above.

Applicant: Ms Carly Read**Officer:** Mark Thomas 292336**Refused on 17/06/13 DELEGATED****1) UNI**

The proposed outbuilding by virtue of its scale, bulk, height, form and positioning would represent an excessive form of development, constituting an overdevelopment of the site. The building would cause significant detriment to the character and appearance of the application property and the wider street scene. For the reasons outlined, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01357**40 Tivoli Road Brighton**

Erection of single storey side extension.

Applicant: Mr Peter Bauer**Officer:** Christopher Wright 292097**Approved on 25/06/13 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

Notwithstanding the timber double glazed windows and doors hereby permitted, 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
Side Extension	13/031/01		30 Apr 2013
Site Location Plan	13/031/02		30 Apr 2013
Block Plan	13/031/03		30 Apr 2013

BH2013/01370**9 Stamford Lodge Cumberland Road Brighton**

Replacement of existing timber and steel windows with UPVC.

Applicant: Katie Mills**Officer:** Mark Thomas 292336**Approved on 21/06/13 DELEGATED****1) BH01.01**

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			30 April 2013
Annotated photos			30 April 2013
Window elevations	DR190413		30 April 2013
Window sections			30 April 2013
Product specification document	GCH/SPEC-		30 April 2013
'Kommerling' specifiers guide			30 April 2013

BH2013/01421

Stanford House South Road Brighton

Internal alterations to facilitate additional mens and womens toilets and kitchen to ground and first floor levels.

Applicant: Mrs S Stokes

Officer: Mark Thomas 292336

Approved on 20/06/13 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

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, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works. 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 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.

BH2013/01433

53 Friar Road Brighton

Erection of single storey detached studio room in rear garden.

Applicant: Mr Mike Twine

Officer: Steven Lewis 290480

Approved on 20/06/13 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	037-L-100		07/05/2013
Block Plan	037-L-101		07/05/2013
Existing Drawings	037-L-102		14/05/2013
Proposed Drawings	037-L-103		14/05/2013

3) UNI

The extension hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

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

EAST BRIGHTON

BH2013/00105

19 Bristol Gardens Brighton

Application for variation of condition 2 of BH2012/00229 (Demolition of existing building and erection of 9no residential dwelling houses with associated parking and landscaping) that the Northern boundary wall be demolished and rebuilt.

Applicant: Mr Terry Allum

Officer: Wayne Nee 292132

Approved after Section 106 signed on 19/06/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 28 May 2015.

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

2) UNI

The flint, brick and mortar of the rebuilt section of the northern boundary wall, as shown on drawing no. 5226/10 Rev.A received on 1 March 2013, shall exactly match the existing in terms of appearance (including the design and coursing of the brickwork; type, strike, density, and coursing of the flint; and mortar colour and consistency) as set out in the email from the applicant received on 26 March 2013. This section of wall shall be constructed in accordance with the above agreed details prior to the first occupation of the residential development hereby permitted and thereafter so retained.

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

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

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

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, 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 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 site.

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

7) UNI

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

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

8) UNI

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 buildings 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

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 dwellinghouses 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.

10) UNI

Access to any flat roofs hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used for purposes as a roof garden, terrace, patio or similar amenity area.

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

11) UNI

The materials to be used in the external surfaces of the development hereby permitted shall be implemented in full accordance with the details approved on 8 February 2013 under application reference BH2012/03624.

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

12) UNI

The development shall proceed in compliance with the details in the Design Stage Report (ref. 5226\F13-Design 130403) and Interim Certificates confirming that all residential units will achieve Code level 3 of the Code for Sustainable Homes in accordance with the details approved on 14 June 2013 under application reference BH2013/00574.

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 external lighting for the development shall be implemented and installed in accordance with the details approved on 14 June 2013 under application reference BH2013/00574 and shall thereafter be so retained.

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

14) UNI

The development hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority verification by a competent person that the Remediation Strategy by Southern Testing received 15 February 2013 and approved on 14 June 2013 under application reference BH2013/00574 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 Remediation Strategy by Southern Testing received 15 February 2013 and approved on 14 June 2013 under application reference BH2013/00574.

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.

15) UNI

Landscaping of the site shall be undertaken in accordance with the details as shown on the Landscaping Plan (drawing no. L(90)004 Rev.T2) received 15 February 2013 and approved on 14 June 2013 under application reference BH2013/00574.

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

16) UNI

No development shall commence until fences for the protection of trees to be retained shown on the drawings hereby approved have been erected in accordance with the details as set out in the Tree Protection Method Statement dated 8 April 2013, approved on 14 June 2013 under application reference BH2013/00574. The fences shall be retained in their approved positions until the completion of the development and no vehicles, plant or materials shall be driven

or placed within the areas enclosed by such fences.

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

17) UNI

The existing crossovers and dropped kerb lines shall be reinstated in strict accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to improve the quality of the public realm, to create a safe pedestrian environment and to comply with policies QD1 and TR7 of the Brighton & Hove Local Plan.

18) UNI

The development shall proceed in accordance with the Considerate Constructors Scheme as approved on 14 June 2013 under application reference BH2013/00574.

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

19) UNI

The construction of the access road shall be undertaken and implemented in accordance with the constructional details as approved on 8 February 2013 under application reference BH2012/03624 prior to the first occupation of the development and shall be retained as such thereafter.

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

20) 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.

21) 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.

22) 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	5226/LOC	A	27 January 2012
Site layout plan	5226/01 C		01 March 2013
Floor plans and sections	5226/02	D	27 January 2012
Site sections	5226/04	A	27 January 2012
Elevations sheet 1	5226/03	D	13 February 2012
Street elevation	5226/05	B	13 February 2012

Elevations sheet 2	5226/06		13 February 2012
Existing sections	08021-02-S-GA		13 February 2012
Northern boundary details	5226/10	A	01 March 2013

BH2013/00574

Build Centre 19 Bristol Gardens Brighton

Application for approval of details reserved by conditions 12, 13, 14 (i), 15, 16 and 18 of application BH2012/00229.

Applicant: Downs Estates Ltd

Officer: Wayne Nee 292132

Approved on 14/06/13 DELEGATED

BH2013/00925

Flat 8 11 Chichester Terrace Brighton

Internal alterations to layout of flat and erection of single storey front extension incorporating revised rear fenestration.

Applicant: Mr Chris Pitchford

Officer: Andrew Huntley 292321

Approved on 17/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	030	A	21.03.2013
Block Plan	060	A	22.04.2013
Existing Plans	001		21.03.2013
Existing Plans and Elevation- 3rd and 4th Floors	002		21.03.2013
Existing primary Elevation	003		21.03.2013
Proposed primary Elevation	020		11.06.2013
Proposed Plan - Revised	060		11.06.2013
Box Gutter Detail	090	B	11.06.2013

BH2013/00926

Flat 8 11 Chichester Terrace Brighton

Internal alterations to layout of flat and erection of single storey front extension incorporating revised rear fenestration.

Applicant: Mr Chris Pitchford

Officer: Andrew Huntley 292321

Approved on 18/06/13 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

All pipes and services will be located within the floor or ceiling void, rather than boxed in, unless otherwise approved by the Local Planning Authority.

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

3) UNI

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

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

4) UNI

No works shall take place until full details of the new door(s), their frames, reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

5) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

BH2013/01033

2 Rock Street Brighton

Conversion of existing store at rear ground and lower ground floor levels to form 1no one bed flat.

Applicant: Sandon Homes

Officer: Anthony Foster 294495

Refused on 10/06/13 DELEGATED

1) UNI

The applicant has failed to demonstrate that the proposed residential unit, to demonstrate would receive adequate levels of natural light. In addition the unit, due to the enclosed nature of the site would receive poor outlook and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01133

2 Chichester Place Brighton

Replacement of front door and surround with new front porch and entrance door to West elevation.

Applicant: Mrs Juliette Wright

Officer: Wayne Nee 292132

Approved on 18/06/13 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 shall take place until 1:1 scale joinery sectional profiles of the door and 1:5 sectional profiles of the porch have been submitted to and approved in writing by the local planning. The works shall be carried out and completed in their

entirety fully in accordance with the approved details and maintained as such thereafter.

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

BH2013/01358

St Marys Hall Eastern Road Brighton

Change of use of Elliot House from student accommodation to B1 office space at lower ground and ground floor levels.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 21/06/13 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	AL600	REV F	30.04.13
Existing LGF Plan	X-970-LG		30.04.13
Existing GF Plan	X-970-GF		30.04.13
Existing FF Plan	X-970-01		30.04.13
Existing 2nd Floor Plan	X-970-02		30.04.13
Proposed LG Plan	AD100	REV C	30.04.13
Proposed GF Plan	AD101	REV C	30.04.13
Proposed FF Plan	AD53	REV C	30.04.13
Proposed 2nd Floor Plan	AD54	REV C	30.04.13

HANOVER & ELM GROVE

BH2013/00563

Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue Brighton

Application for Approval of Details Reserved by Conditions 6, 15, 18 and 20 of application BH2010/01054.

Applicant: Denne Construction

Officer: Anthony Foster 294495

Split Decision on 18/06/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 6, 15, and 18 of application BH2010/01054 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 20 of BH2010/01054 are NOT APPROVED for the reason(s) set out in section 10.

2) UNI2

Insufficient information in relation to the required Final/Post Construction Code Certificates has been submitted in order for the details pursuant to condition 20 of planning permission BH2010/01054 to be approved.

BH2013/00758

Flat B 44 Whippingham Street Brighton

Formation of balcony with French doors and access stairs from first floor flat to garden.

Applicant: Mr Lee McLagan
Officer: Louise Kent 292198

Refused on 11/06/13 DELEGATED

1) UNI

The proposed balcony, due to its position, height, and siting would result in a loss of privacy to the adjoining garden of the neighbouring property. As such the proposal would adversely impact on the levels of residential amenity currently enjoyed by Flat A, 44 Whippingham Street, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed access platform and steps would result in an incongruous bulky addition to the existing property, resulting in harm to the character and appearance of the existing building. It would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/00759

10 & 10A De Montfort Road Brighton

Change of use of ground floor shop/office (A1/B1) and first floor flat to single dwelling house (Use Class C3). External alterations including erection of single storey rear extension to replace existing single storey structure, alterations to fenestration, installation of new garage door to side elevation, erection of new boundary wall to front elevation and associated works.

Applicant: Bensleys Timber Maintenance Company Ltd
Officer: Jonathan Puplett 292525

Refused on 13/06/13 DELEGATED

1) UNI

The proposed development would result in the loss of an office premises. The development would therefore be contrary to policy EM5 of the Brighton & Hove Local Plan which seeks to protect such uses unless exceptional circumstances apply. Furthermore Policy EM5 sets out preferred alternative uses as alternative employment generating uses followed by affordable housing. It appears that these preferred alternative uses have not been explored; the proposed use has therefore not been justified.

BH2013/00853

1 De Montfort Road Brighton

Change of use from former chapel (D1) to house in multiple occupation (sui generis). (Retrospective)

Applicant: Lindene GB Promotions
Officer: Anthony Foster 294495

Refused on 24/06/13 DELEGATED

1) UNI

The proposed change of use to a Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document and to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy HO20 seeks to retain community uses and the scheme would result in the loss of a community use. The applicant has failed to demonstrate that the community use is, or has, relocated to a location that improved accessibility to its

users; that existing nearby facilities are to be improved to accommodate the loss; or that the site is not needed for its existing use, or other types of community use. The application is therefore contrary to policy HO20 of the Brighton & Hove Local Plan.

3) UNI3

The proposed conversion of the premises to residential represents an increased intensification of the building. The positioning of fenestration in the south and west elevations serving habitable bedrooms would result in increased levels of overlooking to neighbouring occupiers. The application is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed residential accommodation by reason of poor outlook to habitable rooms is considered below the standard that the council would reasonably expect and contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/00936

3 Wellington Road Brighton

Change of use from dwelling (C3) to either dwelling (C3) or House in Multiple Occupation (C4) and replacement of timber windows and doors with UPVC windows and doors.

Applicant: Mrs Lucinda Yazdian-Tehrani

Officer: Jonathan Puplett 292525

Refused on 11/06/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposed use would also cause increased noise and disturbance to the detriment of the amenity of occupiers of the basement flat below. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document) and to policies SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed replacement windows and doors would result in an inappropriate appearance and would harm the character and appearance of the building contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01101

95 Bonchurch Road Brighton

Erection of rear extension.

Applicant: Mr Wilf Nicholls

Officer: Pete Campbell 292359

Refused on 17/06/13 DELEGATED

1) UNI

The proposed extension by virtue of its height, length and siting, alongside the northern boundary and in close proximity to the neighbouring property of no.97 Bonchurch Road, would result in a loss of both light and outlook to the rear and side windows at the neighbouring property, as well as create an increased sense of enclosure upon the neighbours. The proposal would cause significant harm to the residential amenity of the neighbouring occupants at no.97 Bonchurch Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/01208

70 Sandown Road Brighton

Erection of single storey rear extension to ground floor flat.

Applicant: Mr Richard Murphy
Officer: Andrew Huntley 292321
Approved on 07/06/13 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 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	103-PA-001		15.04.2013
Existing Ground Floor Plan	103-PA-005		15.04.2013
Existing Sectional Elevations	103-PA-006	A	15.04.2013
Proposed Ground Floor Plan	103-PA-010	A	15.04.2013
Proposed Elevations and Sections	103-PA-011	A	15.04.2013

BH2013/01246

16 Grant Street Brighton

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

Applicant: Mr Dan Gillespie
Officer: Sonia Gillam 292265
Approved on 17/06/13 DELEGATED

BH2013/01325

74 Pankhurst Avenue Brighton

Erection of two storey side extension and side and rear roof extension including hip to gable, incorporating rooflights, solar panels and wind generator. (Part retrospective).

Applicant: Mr Jacob Chadwick
Officer: Chris Swain 292178
Approved on 10/06/13 DELEGATED

1) UNI

The wind turbine hereby approved, shall not be installed until full technical specifications have been submitted to and approved in writing by the Local Planning Authority. The wind turbine shall be installed in strict accordance with the approved details and shall be retained as such thereafter.

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.

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
Plans and elevations as existing	01		26 April 2013
Plans as proposed	02		26 April 2013
Elevations as proposed	03	BV2	22 May 2013
Timber cladding details as proposed	15		22 May 2013
Document containing existing and proposed photographic montage and 3D drawing.			22 May 2013

3) UNI

No part of the flat roof shown on the approved "attic plan" drawing in the development hereby approved shall be in use as a balcony, roof garden or similar amenity area.

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

4) UNI

The development hereby approved shall be constructed using the approved materials received by the Local Planning Authority on 8 April 2013 and 22 May 2013. The roof shall be clad in 'RheinZink Protect' titanium zinc in graphite-grey colour, the timber panelling shall be constructed in sweet chestnut and the render panels finished in white and shall be retained as such thereafter.

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

BH2013/01452

2 Plumpton Road Brighton

Change of use from dwelling house (C3) to small house of multiple occupation. (C4)

Applicant: Miss Emma Cowley

Officer: Jonathan Puplett 292525

Approved on 17/06/13 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
LOCATION PLAN			15/05/2013
EXISTING AND PROPOSD FLOORPLANS			15/05/2013

HOLLINGDEAN & STANMER

BH2012/03637

Chichester Building North South Road University of Sussex Falmer

Replacement of single glazed metal windows with double glazed metal windows. Revolving doors to be replaced with double doors and associated external alterations.

Applicant: Mr Neil Troak

Officer: Andrew Huntley 292321

Approved on 07/06/13 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

Plan Type	Reference	Version	Date Received
Proposed External Works Plan	2050	00	16.11.2012
Proposed Elevation 01	2110	01	16.11.2012
Proposed Elevation 02	2111	01	16.11.2012
Proposed Elevations 03 and 03a	2112	01	16.11.2012
Proposed Elevation 04	2113	01	16.11.2012
Proposed Elevations 05 - 07	2114	01	16.11.2012
Proposed Elevation 08	2115	01	16.11.2012
Proposed Flattened Auditorium Elevation	2116	00	16.11.2012
Proposed Elevations Plant Rooms 1-5	2117	01	16.11.2012
Proposed Repairs Elevation 01	2120	01	16.11.2012
Proposed Repairs Elevation 02	2121	01	16.11.2012
Proposed Repairs Elevations 03 and 03a	2122	01	16.11.2012
Proposed Repairs Elevation 04	2123	01	16.11.2012
Proposed Repairs Elevations 05- 07	2124	01	16.11.2012
Proposed Repairs Elevation 08	2125	01	16.11.2012
Proposed Repairs Flattened Auditorium Elevation	2126	00	16.11.2012

Proposed Repairs Elevations Plant Rooms 1-5	2127	01	16.11.2012
Proposed Window and Door Schedule - Sheet1	8000	B	01.05.2013
Proposed Window and Door Schedule - Sheet 2	8001	B	01.05.2013
Proposed Window and Door Schedule - Sheet 3	8002	B	01.05.2013
Proposed Window and Door Schedule - Sheet 4	8003	B	01.05.2013
Proposed Window and Door Schedule - Sheet 5	8004	B	01.05.2013
Window Details	8756G2B	P1	16.11.2012
Window Details	8756G2B	P2	16.11.2012
Window Details	8756G2B	P3	16.11.2012

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 Location Plan	1000	01	16.11.2012
Existing Block Plan	1001	02	16.11.2012
Existing Ground Floor Plan	2000	04	16.11.2012
Existing First Floor Plan	2001	04	16.11.2012
Existing Second Floor Plan	2002	04	16.11.2012
Existing Third Floor Plan	2003	02	16.11.2012
Existing Upper Roof Plan	2004	01	16.11.2012
Existing Elevation 01	2100	04	16.11.2012
Existing Elevation 02	2101	04	16.11.2012
Existing Elevations 03 and 03a	2102	04	16.11.2012
Existing Elevation 04	2103	04	16.11.2012
Existing Elevations 05-07	2104	02	16.11.2012
Existing Elevation 08	2105	02	16.11.2012
Existing Flattened Auditorium Elevation	2106	00	16.11.2012
Existing Elevations Plant Rooms 1-5	2107	01	16.11.2012
Proposed Ground Floor Plan	2010	01	16.11.2012
Proposed First Floor Plan	2011	01	16.11.2012
Proposed Second Floor Plan	2012	01	16.11.2012
Proposed Third Floor Plan	2013	01	16.11.2012
Proposed Roof Plan	2014	01	16.11.2012

BH2012/03638

Chichester Building North South Road University of Sussex Falmer

Replacement of single glazed metal windows with double glazed metal windows. Revolving doors to be replaced with double doors. Reconfiguration of ground floor, refurbishment works to toilet cores and replacement and removal of services. Associated external alterations including cleaning and repairing of masonry and brickwork.

Applicant: Mr Neil Troak
Officer: Andrew Huntley 292321

Approved on 07/06/13 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 shall take place until full scale sections of typical existing and proposed window frames, sills and openers has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

Prior to the commencement of the cleaning and repointing of the brickwork, a method statement for the cleaning and repointing shall have been submitted to and approved in writing by the Local Planning Authority. In addition, a sample panel of repointed and cleaned brickwork must be carried out on site for inspection and approved in writing by the Local Planning Authority. The remainder of the works shall be carried out in strict accordance with the method statement and sample.

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 layout of the retained Spence laboratory on the ground floor at 1:20 scale, including a schedule of all furniture and fixtures to be relocated there, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: 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 partitions on the 'half-grid', including details of junctions with ceilings and windows, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

6) UNI

The concrete repairs must be carried out using the SIKA system only unless otherwise agreed in writing by the Local Planning Authority.

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

7) UNI

No works shall take place until a full specification for doors, door surrounds, partitions, skirtings and internal finishes hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

8) UNI

No works shall take place until a sample of the proposed solar control glazing has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

BH2013/01183

154 Saunders Hill Brighton

Change of use from dwelling house (C3) to house in multiple occupation (C4).

Applicant: James McAllister-Dew

Officer: Jonathan Puplett 292525

Refused on 13/06/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01330

8 Ashburnham Drive Brighton

Erection of two storey side extension.

Applicant: Mr Yang

Officer: Andrew Huntley 292321

Approved on 17/06/13 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 window in the western elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans and Elevations	1078/1046		25.04.2013
Proposed Two Storey Side Extension	1078/1699		25.04.2013

BH2013/01534

16 Waverley Crescent Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2013/00184.

Applicant: Graham Currey
Officer: Wayne Nee 292132
Approved on 12/06/13 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2011/01767

Woollards Field Lewes Road Falmer Brighton

Application for Approval of Details Reserved by Condition 15 of application BH2010/03259.

Applicant: East Sussex County Council
Officer: Mick Anson 292354
Approved on 10/06/13 DELEGATED

BH2013/00270

4 Baden Road Brighton

Erection of three storey detached dwelling with formation of access from Bevendean Road.

Applicant: Mr M Deller
Officer: Sue Dubberley 293817
Refused on 10/06/13 DELEGATED

1) UNI

The proposed development would result in an unacceptable increase in height and mass on the side south boundary which would be unneighbourly, overbearing and result in an increased sense of enclosure, loss of outlook and daylighting for the neighbouring occupiers in Coombe Road which adjoin the site. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its design, siting and materials would fail to provide a suitable standard of design and appearance for new development and would relate poorly to existing development in the street, resulting in a prominent and incongruous appearance within the street scene. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan and The National Planning Policy Framework.

3) UNI3

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

BH2013/00694

103 The Avenue Brighton

Change of use from dwelling house (C3) to either dwelling house (C3) or House in Multiple Occupation (C4).

Applicant: Mr Geoff Southam
Officer: Anthony Foster 294495
Refused on 07/06/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of

local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document and to policy QD27 of the Brighton & Hove Local Plan.

BH2013/00760

The Keep Woollards Field Brighton

Application for approval of details reserved by condition 26 of application BH2010/03259.

Applicant: East Sussex County Council

Officer: Mick Anson 292354

Approved on 20/06/13 DELEGATED

BH2013/00809

62 Bevendean Crescent Brighton

Erection of two storey three bedroom detached house (C3) incorporating cycle and refuse storage areas.

Applicant: Mr Paul Newman

Officer: Jonathan Puplett 292525

Refused on 18/06/13 DELEGATED

1) UNI

The proposed development, by virtue of the plot and siting of the new dwelling proposed would result in a form of development which would be out of character with the surrounding area, specifically the corner plots within the vicinity of the site. Furthermore the proposed development would be sited within an area of garden land which at present provides a spacing / buffer between the built forms of the existing dwellings and the open countryside to the south which forms part of the South Downs National Park. The proposed development could impact upon views from the National Park and would appear as incongruous, particularly in winter months or if the screening along the rear boundary of the site were to be reduced in the future. The proposed development would be contrary to policies QD1, QD2 and NC8 of the Brighton & Hove Local Plan.

2) UNI2

In the absence of an ecological survey and report the applicant has failed to demonstrate that the proposed development would not cause significant harm to habitats and species, and has failed to demonstrate that the proposed development would successfully mitigate any harm caused, and include appropriate nature conservation enhancement measures. Based upon the information submitted the proposed development would be contrary to policy QD15 of the Brighton & Hove Local Plan and the guidance set out in SPD11.

BH2013/00920

The Keep Woollards Field Lewes Road Falmer Brighton

Application for Approval of Details Reserved by Condition 28 of application BH2010/03259.

Applicant: East Sussex County Council

Officer: Mick Anson 292354

Approved on 21/06/13 DELEGATED

BH2013/01063

23 Colbourne Avenue Brighton

Change of use from dwelling house (C3) to House in Multiple Occupations (C4).

Applicant: Mr Andrew Sidaway

Officer: Jonathan Puplett 292525

Refused on 13/06/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01090

11 Egginton Road Brighton

Change of use from dwelling house (C3) to house in multiple occupation (C4).

Applicant: Mr Oliver Dorman

Officer: Chris Swain 292178

Refused on 06/06/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01159

18 Upper Bevendean Avenue Brighton

Extension to ground floor to replace angled windows and door with 2no new windows in straight wall. Loft conversion incorporating rooflights to front and rear.

Applicant: Spruce Investments Ltd

Officer: Robin K Hodgetts 292366

Approved on 18/06/13 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 ground floor plan	01		11/04/13
Proposed ground floor plan	02		11/04/13
Existing first floor plan	03		11/04/13
Proposed first floor plan	04		11/04/13
Existing loft plan	05		11/04/13
Proposed loft plan	06		11/04/13
Loft section	07		11/04/13

Existing elevations	08		11/04/13
Proposed elevations	09		11/04/13
Location and block plans	10		22/04/13

BH2013/01271

190 Bevendean Crescent Brighton

Application for approval of details reserved by conditions 3 and 4 of application BH2013/00515.

Applicant: Mr John Panteli

Officer: Anthony Foster 294495

Approved on 17/06/13 DELEGATED

BH2013/01346

17 Eastbourne Road Brighton

Erection of two storey rear extension.

Applicant: Gary Ablewhite

Officer: Anthony Foster 294495

Refused on 19/06/13 DELEGATED

1) UNI

The scale of the proposal would result in overly large and bulky additions, which do not relate well to the existing dwelling by reason of their flat roof design, width, depth and height and the scheme would result in an overextended appearance to the property. The two-storey element would also create an awkward arrangement at the junction where the proposed flat roof would meet the existing pitched roof over the main dwelling. Therefore, the proposal is unacceptable in terms of design and would be harmful to the character and appearance of the host dwelling and the wider area. As such, the proposal is contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by reason of its height, massing, bulk and siting, would lead to a loss of light and a sense of enclosure to the neighbouring occupiers and would have an overbearing impact leading to a loss of residential amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2012/03274

42 & 43 George Street Brighton

Application for approval of details reserved by conditions 7,8,9,10,11,12,13,14,15,16 and 17 of application BH2011/02016.

Applicant: Meadowbridge Properties Ltd

Officer: Sue Dubberley 293817

Split Decision on 10/06/13 DELEGATED

BH2013/00389

35 Richmond Street Brighton

Application to extend time limit for implementation of previous approval BH2009/02946 for erection of a single storey rear extension with flat roof access above and insertion of 2no. UPVC windows.

Applicant: Anthony Sadler

Officer: Pete Campbell 292359

Approved on 11/06/13 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

Other than the railed walkway hereby approved, access to the flat roof over the rear extension shall be for maintenance and emergency purposes only. The railed walkway shall be used for accessing the garden below only. 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

2. 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			27/11/2009
Block plan			27/11/2009
Existing and proposed ground floor plan			15/12/2009
Existing and proposed first floor plan			27/11/2009
Existing and proposed rear elevation			27/11/2009
Existing west and east elevations			27/11/2009
Proposed west and east elevations			27/11/2009

BH2013/00483

Cavendish House Dorset Place Brighton

Formation of external galvanised steel fire escape and ventilation opening with grill and flue to South elevation.

Applicant: University Of Brighton

Officer: Pete Campbell 292359

Approved on 13/06/13 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 stair location plan	21800-50sk1		18/04/2013
External stair plan	21800-50sk2		18/04/2013
Existing ground floor	21882-PA05		18/04/2013

Existing basement plan	21882-00-04		14/03/2013
Proposed ground floor	21882-05	C	14/02/2013
Proposed basement plan	21882-04		14/02/2013
Proposed first floor	21882-06	A	14/02/2013
Proposed south elevation	21882-02	B	24/04/2013
Proposed west elevation	21882-03	a	24/04/2013
Proposed east elevation	21882-01	a	24/04/2013
Existing east elevation	21882-52-00		24/04/2013
Existing south elevation	21882-52-02		24/04/2013
Existing west elevation	21882-52-03		24/04/2013

BH2013/00706

31 St James Street Brighton

Formation of roof terrace to existing flat roof including glazed stair enclosure and glass balustrade (Part Retrospective).

Applicant: Mr Dean Holmes

Officer: Sonia Gillam 292265

Approved on 11/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans	002	B	12/04/2013
Existing elevations	003	C	12/04/2013
Existing sections	004	B	14/05/2013
Proposed plans, location and block plan	101	B	14/05/2013
Proposed elevations	102	C	24/05/2013
Proposed sections	103	B	14/05/2013

BH2013/00804

10-13 St Georges Road Brighton

Display of internally illuminated hanging signs, ATM headers, lettering, heritage light strips and non illuminated internal and external vinyl overlays.

Applicant: Lloyds Banking Group

Officer: Sonia Gillam 292265

Refused on 13/06/13 DELEGATED

1) UNI

Having regard to the inappropriate coverage, poor siting and excessive illumination of the proposed signage, the overall cumulative impact would result in an incongruous and cluttered appearance that would be unduly prominent within the street scene and therefore detract from the character and appearance of the building and the local shopping centre, and adversely affect the visual amenity of the wider conservation area. As such, the proposal is contrary to the requirements of policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

BH2013/00894

81 Freshfield Road Brighton

Erection of single storey rear extension.

Applicant: Mr Alex Cowell

Officer: Jonathan Puplett 292525

Approved on 11/06/13 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	12/091/02		20/03/2013
BLOCK PLAN	12/091/03		20/03/2013
EXISTING AND PROPOSED FLOORPLANS AND ELEVATIONS	12/091/01A		20/03/2013

BH2013/00903

18 Princes Street Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2012/02898

Applicant: Mrs Magdalene Haywood

Officer: Pete Campbell 292359

Approved on 18/06/13 DELEGATED

BH2013/00965

Tarnerland Nursery School Sussex Street Brighton

Demolition of existing lower ground floor finance office and erection of a single storey rear extension that connects the main building to detached classroom.

Applicant: Ms Julie Plumstead

Officer: Jonathan Puplett 292525

Approved on 10/06/13 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) 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.

3) BH16.01

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

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

4) 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) Increase awareness of and improve road safety and personal security:

(iii) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:

(iv) Identify targets focussed on reductions in the level of car use:

(v) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:

(vi) 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.

5) UNI

(i) No development or other operations shall commence on site until a scheme (hereinafter called the approved Tree Protection Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for supervision and monitoring of the implementation of the protection measures and the construction of the development. No development or other operations shall take place except in complete accordance with the approved protection scheme.

(ii) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place. Once the measures are in place the Local Planning Authority shall be informed in writing no less than 14 days prior to development commencing on site. The protection measures shall not be removed or repositioned without the prior written approval of the Local Planning Authority. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area

designated as being fenced off or otherwise protected in the approved protection scheme.

(iii) No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for foundations has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	3422.EXG.02		26/03/2013
LOCATION PLAN AND BLOCK PLAN	3422.PL.02		26/03/2013
EXISTING PLANS AND ELEVATIONS AND SECTIONS	3422.EXG.01		26/03/2013
PROPOSED PLANS AND ELEVATIONS AND SECTIONS	3422.PL.01		15/05/2013
ARBORICULTURAL IMPACT ASSESSMENT	PJC/3181/13		15/05/2013

BH2013/00967

Tarnerland Nursery School Sussex Street Brighton

Demolition of existing lower ground floor finance office and erection of a part one part two storey rear extension that connects the main building to detached classroom.

Applicant: Ms Julie Plumstead

Officer: Jonathan Puplett 292525

Approved on 11/06/13 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) 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.

3) BH16.01

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

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

4) 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) Increase awareness of and improve road safety and personal security:
- (iii) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:
- (iv) Identify targets focussed on reductions in the level of car use:
- (v) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:
- (vi) 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.

5) UNI

(i) No development or other operations shall commence on site until a scheme (hereinafter called the approved Tree Protection Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for supervision and monitoring of the implementation of the protection measures and the construction of the development. No development or other operations shall take place except in complete accordance with the approved protection scheme.

6) UNI

(ii) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place. Once the measures are in place the Local Planning Authority shall be informed in writing no less than 14 days prior to development commencing on site. The protection measures shall not be removed or repositioned without the prior written approval of the Local Planning Authority. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

7) UNI

(iii) No development or other operations shall commence on site in connection

with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for foundations has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites.

8) 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	3422.EXG.02		26/03/2013
LOCATION PLAN AND BLOCK PLAN	3422.PL.02		26/03/2013
EXISTING ELEVATIONS AND SECTIONS	3422.EXG.01		26/03/2013
PROPOSED ELEVATIONS AND SECTIONS	3422.PL.01		15/05/2013
ARBORICULTURAL IMPACT ASSESSMENT	PJC/3181/13		15/05/2013

BH2013/01007

70 Grand Parade Brighton

Conversion of first floor front office (B1) to self contained studio flat.

Applicant: Southporch Ltd

Officer: Andrew Huntley 292321

Refused on 06/06/13 DELEGATED

1) UNI

The applicant has failed to demonstrate that the identified levels of noise disturbance from the adjacent highway can be overcome, without harming the historic fabric and character of the Grade II listed building and the character and appearance of the Valley Gardens Conservation Area. As such, the applicant has also failed to demonstrate that the proposed residential unit would provide an acceptable standard of accommodation and that any future occupant would not suffer detrimental levels of noise disturbance, causing harm to amenity. The application is therefore contrary to policies QD27, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2013/01009

70 Grand Parade Brighton

Conversion of first floor rear office (B1) to self contained studio flat.

Applicant: Southporch Ltd

Officer: Andrew Huntley 292321

Approved on 06/06/13 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
Block and Site Location Plans	TA 649 / 01		28.03.2013
Existing Floor Plans and Features	TA 649 / 02		28.03.2013
Existing Sections and Features	TA 649 / 03		28.03.2013
Existing Elevations	TA 649 / 04		28.03.2013
Unit 2 (rear) Proposed Floor Plan	TA 649R / 20		28.03.2013
Unit 2 (rear) Proposed Sections	TA 649R / 21		28.03.2013
Unit 2 (rear) Proposed Elevations	TA 649R / 22		28.03.2013
Unit 2 (rear) Proposed Details	TA 649R / 23		28.03.2013
Block and Site (unit 2 rear) Location Plans	TA 649R / 24		28.03.2013

3) UNI

No development shall take place until full details of all new windows and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

4) UNI

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

Reason: To safeguard the amenities of the occupiers of the property and to comply with policy QD27 of the Brighton & Hove Local Plan and to ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

BH2013/01120

Flat 7 58 Marine Parade Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2012/03262.

Applicant: Mr David Felton
Officer: Anthony Foster 294495
Approved on 12/06/13 DELEGATED

BH2013/01225

41-45 St James Street Brighton

Installation of 2no ventilation grills to side elevation.

Applicant: Co-operative Retail Services Ltd

Officer: Liz Arnold 291709

Approved on 10/06/13 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 grills hereby approved shall be painted in a colour to match that of the eastern elevation of the parent property within 1 month of installation and shall be retained as such thereafter.

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

3) UNI

Noise associated with plant and machinery incorporated within the development hereby approved 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. The Rating Level and existing background noise levels are 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.

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 Plan	2115.01		16th April 2013
Proposed Plan	2115.02		16th April 2013
OS Extract	2115.03		16th April 2013

BH2013/01232

6 Rock Place Brighton

Installation of new timber entrance door, window and ramp to front elevation.

Applicant: Enterprise Inns Plc

Officer: Robin K Hodgetts 292366

Approved on 07/06/13 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 to the brick pillar hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply

with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until full details of the new window and door and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details 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.

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			15/04/13
Block plan			15/04/13
Existing and proposed plans and elevations	1221-01	D	22/05/13

BH2013/01458

175 Freshfield Road Brighton

Erection of 2no single storey rear extensions and loft conversion incorporating rear dormer and 3no rooflights to the front roof slope.

Applicant: Miss M Brierley

Officer: Andrew Huntley 292321

Refused on 17/06/13 DELEGATED

1) UNI

The proposed dormer window, by virtue of its design, size, form and massing would result in visually intrusive and bulky addition to the property, which is unsympathetic to the design of the existing Victorian dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. In addition the three front rooflights do not relate well to the fenestration below and create a cluttered appearance on a small roofslope. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2012/03298

Ovingdean Hall College Greenways Brighton

Application for Approval of Details Reserved by Conditions 2, 4 and 7 of application BH2011/03422

Applicant: Mr T Racke

Officer: Sue Dubberley 293817

Approved on 17/06/13 DELEGATED

BH2012/03299

Ovingdean Hall College Greenways Brighton

Application for Approval of Details Reserved by Conditions 4, 6, 11, 13, 14 and 15 of application BH2011/03421.

Applicant: Mr T Racke

Officer: Sue Dubberley 293817

Approved on 17/06/13 DELEGATED

BH2013/00094**26 Mayfield Court Lustrells Vale Brighton**

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

Applicant: Mr Requena

Officer: Pete Campbell 292359

Approved on 11/06/13 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	AW 23/85962		31/01/2013
Block plan	23/85962		31/01/2013
Supporting photograph			14/01/2013
Proposed window replacement			31/01/2013
Proposed door replacement			31/01/2013
Product specification sheets			31/01/2013

BH2013/00580**St Margarets Church The Green Rottingdean Brighton**

Removal of chimney stack and installation of flue projecting from East wall of office at ground floor level. Installation of floodlights to path and church and installation of handrail to path.

Applicant: The Vicar Church Wardens & DCC Of St Margarets Church

Officer: Liz Arnold 291709

Approved on 18/06/13 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 handrail hereby approved shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

The boiler flue outlet hereby approved shall be painted black or grey within one month of installation and shall be retained as such thereafter.

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

4) UNI

2. 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	9493/100	Revision B	5th June 2013

New Lighting Scheme, Plan as Existing	9493/01		28th February 2013
New Lighting Scheme, Plans as Proposed	9493/02	Revision B	28th February 2013
Metal Handrail Detail	9493/03		8th May 2013
Flue Elevation	9493/04		21st February 2013
Floodlight Guard	9493/05		5th June 2013
West Elevations Existing and Proposed (Photos)	9493/07		11th April 2013
West Elevation Existing and Proposed	9493/07	Revision A	19th April 2013

5) UNI

Following the removal of the chimney the roof of the church shall be made good using materials which exactly match the existing church roof.

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

BH2013/00651

14 The Rotyns Rottingdean Brighton

Conversion of existing garage with window replacing garage door. Erection of side extension to garage, front porch and new flat roof.

Applicant: Mr Peter Chesterman

Officer: Louise Kent 292198

Approved on 12/06/13 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, block plan and existing plans	103(20)001		1 March 2013
Site plan	103(10)000		1 March 2013
Block plan/tree layout	103(11)000		1 March 2013
Proposed elevations	103(31)002		Rev. B 1 March 2013
Proposed plans	103(21)002	Rev. B	1 March 2013
Existing elevations	103(30)001		1 March 2013

BH2013/00800

55 High Street Rottingdean Brighton

Display of 2no internally illuminated hanging signs, 1no set of internally illuminated lettering, 1no non-illuminated wall mounted name sign, 3no non-illuminated car park wall signs, 2no internally illuminated window light strips and 1no internal vinyl window sign.

Applicant: Lloyds Banking Group

Officer: Sonia Gillam 292265

Refused on 13/06/13 DELEGATED

1) UNI

In the absence of detailed elevational 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 and HE9 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

2) UNI2

Notwithstanding the first reason for refusal, having regard to the inappropriate coverage, poor siting and excessive illumination of the proposed signage, the overall cumulative impact would result in an incongruous and cluttered appearance that would be unduly prominent within the street scene and therefore detract from the character and appearance of the building and the local shopping centre, and adversely affect the visual amenity of the wider conservation area. As such, the proposal is contrary to the requirements of policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

BH2013/00958

12 Wilkinson Close Brighton

Loft conversion incorporating 2no dormers to rear.

Applicant: Mr R Lennox

Officer: Pete Campbell 292359

Approved on 12/06/13 XXXX

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
Location plan and block plan	len 01	B	10/04/2013
Existing floor plans	len 05	B	10/04/2013
Proposed floor plans	len 10	B	10/04/2013
Existing and proposed elevations (south)	len 15	B	10/04/2013
Existing and proposed elevations (east and west)	len 16	A	10/04/2013

3) UNI

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

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

BH2013/01012

11B Lewes Crescent Brighton

Installation of suspended timber flooring (Retrospective).

Applicant: Mr Dennis Smith

Officer: Wayne Nee 292132

Approved on 10/06/13 DELEGATED

BH2013/01014

6 Stanmer Avenue Saltdean Brighton

Erection of single storey front extensions and single storey rear extension (Part Retrospective).

Applicant: Mr Ashley Skein

Officer: Pete Campbell 292359

Refused on 10/06/13 DELEGATED

1) UNI

The rear extension by virtue of its poor design and excessive size, projecting beyond the original side wall of the dwelling, constitutes an uncomplimentary and awkward addition which detracts from the visual appearance and character of both the host property and the wider surrounding area. The application is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan 2005.

BH2013/01040

Unit 4 Boardwalk Level Waterfront Brighton Marina Brighton

Display of internally illuminated fascia signs and projecting sign, menu signs and non illuminated windbreaks, umbrellas and blinds (Retrospective).

Applicant: Pizza Express

Officer: Sonia Gillam 292265

Refused on 17/06/13 DELEGATED

1) UNI

Having regard to the inappropriate coverage, number of advertisements, poor siting and excessive illumination of the signage, the overall cumulative impact results in an incongruous and cluttered appearance that is unduly visually prominent and therefore detracts from the character and appearance of the building and its environs and adversely affect the visual amenity of the wider area. As such, the proposal is contrary to the requirements of policy QD12 of the Brighton & Hove Local Plan and SPD07: Advertisements.

BH2013/01173

87-89 Lustrells Vale Brighton

Display of externally illuminated fascia sign and internally illuminated projecting sign.

Applicant: Co-operative Food Group Ltd

Officer: Andrew Huntley 292321

Split Decision on 17/06/13 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

GRANT advertisement consent for the fascia and projecting sign on the south western (front) elevation shown on drawing no. 26624 A, subject to Conditions and Informatives set out in section 11.

1) UNI

REFUSE advertisement consent for the fascia sign on the south eastern (side) elevation shown on drawing no. 26624 A for the reason(s) and Informatives.

2) UNI2

The proposed fascia advertisement on the south eastern (side) elevation would result in a proliferation of extraneous visual clutter and detract from the character and appearance of the street scene, to the detriment of local amenity. In addition, the external illumination of this advertisement will exacerbate the harm caused. Therefore, the proposal is contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2013/01178

30 Tumulus Road Brighton

Remodelling of front elevation including erection of two storey extension,

extension at first floor level, new gable ends and installation of rooflights.

Applicant: Mr & Mrs Ian and Elke Huggett

Officer: Anthony Foster 294495

Refused on 19/06/13 DELEGATED

1) UNI

The proposed development, by reason of scale, design, siting, excessive bulk and height would result in unsympathetic and overly dominant additions that relate poorly to the existing building and would detract from the appearance and character of the Tumulus Road street scene. The proposals are thereby contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01194

Pavillion Bristol Place Brighton

Erection of single storey extension to Pavilion and formation of gated vehicle access to North East of gardens.

Applicant: Anthony Dale Trust

Officer: Liz Arnold 291709

Approved on 17/06/13 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 Pavilion 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 or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access for construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the new disabled access ramp has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

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

4) UNI

No development shall commence until full details of the proposed opening in the boundary wall structure, including a cross-section of the new piers, depth of footings, retained height, thickness of wall and construction materials have been submitted to and agreed in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure the stability of the boundary wall structures and to comply with policy TR7 of the Brighton & Hove Local Plan.

5) UNI

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to

the site, has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

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

6) UNI

No operations shall commence on site in connection with the development hereby approved, including any tree felling, tree pruning, demolition work, soil moving, temporary access for construction and/or widening or any operations involving the use of motorised vehicles or construction machinery, until the protection works required by the approved protection scheme are in place.

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.

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
Location Map, Block Plan, Site Plan as Proposed	A.01		15th April 2013
As Existing Plans and Elevations	A.02		15th April 2013
Elevation and Existing and Proposed	A.03		30th May 2013
As Proposed	D.001	Rev. A	29th April 2013

8) UNI

The timber access gates hereby approved shall be painted or left to weather naturally and at no point shall be varnished.

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, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/01207

5 Looes Barn Close Brighton

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr & Mrs Cox

Officer: Wayne Nee 292132

Approved on 19/06/13 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	215600-01		15 April 2013
Existing plans and elevations	215600-02		15 April 2013
Proposed plans and elevations	215600-03	A	15 April 2013
Proposed building regulation details	215600-04		15 April 2013

BH2013/01213

Land Rear of 74 and 76 Greenways Brighton

Erection of 2no five bedroom detached dwellings with associated landscaping and new access.

Applicant: Mr Michael Boswood

Officer: Liz Arnold 291709

Refused on 21/06/13 DELEGATED

1) UNI

The sub-division of land currently related to nos. 74 and 76 Greenways would result in a development which would compromise the quality of the local environment by virtue of the provision of rear garden areas for the proposed dwellings and nos. 74 and 76 Greenways being of depth which fails to reflect the prevailing character of both plot sizes and rear garden sizes within the surrounding area and as a result the development represents an over-development of the site resulting in 'town cramming'. As such the proposal fails to enhance the positive qualities of the key neighbourhood principles of the area of detriment to the visual amenities of the Greenways street scene and the wider area including the setting of the South Downs National Park. As such the proposal fails to comply with policies QD1, QD2, QD3, NC7 and NC8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwellings, by reason of their design, massing, bulk, height, materials and siting at a higher level would result in an overly prominent and incongruous development. Such a development constitutes an undesirable form of backland development which would be of detriment to the visual amenities of the Greenways street scene and the wider area including views out of the South Downs National Park. The proposal fails to comply with policies QD1, QD2, QD3, NC7 and NC8 of the Brighton and Hove Local Plan.

3) UNI3

By reason of resulting in the loss of open garden area and increasing the density of the transition between the existing urban area and the adjacent countryside and South Downs National Park the proposal would be of detriment to the visual amenities of the Greenways street scene and strategic views out of the South Downs National Park harming its setting. As such the proposal is therefore contrary to policies QD1, QD2, QD4, QD14, NC7, NC8 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would have a detrimental impact on the living conditions of the occupiers of neighbouring properties, especially nos. 74 and 76 Greenways, by virtue of increased noise and disturbance arising from the ingress and egress from the proposed dwellings along the proposed access driveway and as such would be contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/01217

Walled Garden In Lewes Crescent Brighton

Application for approval of details reserved by condition 3 of application BH2011/01995.

Applicant: Kemp Town Enclosures Ltd

Officer: Liz Arnold 291709

Approved on 10/06/13 DELEGATED

BH2013/01227

20 Arundel Drive East Brighton

Erection of single storey rear extension incorporating a roof extension at first floor level and a hip to gable roof extension to facilitate creation of additional rooms in the roof, revised fenestration and associated external works.

Applicant: Mr & Mrs Jean-Pierre Bassin

Officer: Chris Swain 292178

Approved on 25/06/13 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

2. 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			16 April 2013
Block plan			16 April 2013
Ground floor plan as proposed	120803P21		16 April 2013
First floor plan as proposed	120803P22		16 April 2013
Front elevation as proposed	120803P24		16 April 2013
Side elevation (N) as proposed	120803P25	A	30 April 2013
Rear elevation as proposed	120803P26	A	24 June 2013
Side elevation (S) as proposed	120803P27		16 April 2013
Section A-A as proposed	120803P28		16 April 2013
Section B-B as proposed	120803P29		16 April 2013
Section C-C as proposed	120803P30		16 April 2013
Drive as proposed	120803P31		16 April 2013
Front elevation proposed (Drive)	120803P32		16 April 2013
Ground floor plan as existing	120803S1		16 April 2013
First floor plan as existing	120803S2		16 April 2013
Roof plan as existing	120803S3		16 April 2013
Front elevation as existing	120803S4		16 April 2013
Side elevation (N) as existing	120803S5		16 April 2013
Rear elevation as existing	120803S6		16 April 2013
Side elevation (S) as existing	120803S7		16 April 2013

Section A-A as existing	120803S8		16 April 2013
3D models of proposal			16 April 2013
Details of solar collectors			16 April 2013

BH2013/01263

277C Eastern Road Brighton

Replacement of existing timber windows and door with UPVC windows and door.

Applicant: Mr Howard

Officer: Robin K Hodgetts 292366

Approved on 21/06/13 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 bathroom window in the west elevation of the development hereby permitted 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.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			19/04/13
Block plan			19/04/13
Proposed door and bedroom windows			19/04/13
Proposed bathroom and bedroom			19/04/13
Proposed lounge windows			19/04/13
Un-numbered photographs			30/04/13

BH2013/01287

37 Arundel Drive West Saltdean Brighton

Erection of single storey side and rear extension.

Applicant: Mr & Mrs C Bryan

Officer: Sue Dubberley 293817

Approved on 18/06/13 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	3929/LBP		23 April 2013
Existing layout	3929/EX		23 April 2013
Proposed extension	3929/1C		11 June 2013

BH2013/01292

1 Challoners Close Rottingdean Brighton

Erection of single storey side extension, roof extension incorporating 4no. rooflights, 1no. side rooflight and other associated works.

Applicant: Mr Alex Ross

Officer: Wayne Nee 292132

Approved on 19/06/13 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	20101.02		17 June 2013

BH2013/01293

1 Challoners Close Brighton

Certificate of lawfulness for proposed single storey side extension, roof extension incorporating 8no rooflights and other associated works.

Applicant: Mr Alex Ross

Officer: Wayne Nee 292132

Approved on 07/06/13 DELEGATED

BH2013/01294

41 Chailey Avenue Brighton

Removal of conservatory and erection of ground floor rear extension. Alterations to fenestration at rear.

Applicant: Mr G Edmunds

Officer: Chris Swain 292178

Approved on 17/06/13 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 existing and proposed elevations and plans	2013/01		24 April 2013

BH2013/01393

Aubrey House The Green Rottingdean Brighton

Erection of single storey rear extension to second floor level.

Applicant: Mr & Mrs Field

Officer: Wayne Nee 292132

Refused on 24/06/13 DELEGATED

1) UNI

The proposed rear extension would, by reason of its form, siting, design and appearance, poorly integrate with the form of the listed building, and would erode the current historic roof form. This would be to the detriment of the historic character and appearance of the existing Grade II listed building and the wider Rottingdean Conservation Area. As such the proposal is contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/01481

28 Gorham Avenue Rottingdean

Erection of single storey rear extension with raised decking and steps to garden, single storey extension to North elevation and replacement of flat roof with pitched roof to South elevation.

Applicant: Mr Steve Oliver

Officer: Andrew Huntley 292321

Refused on 17/06/13 DELEGATED

1) UNI

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

2) UNI2

The raised terraced area would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to neighbouring properties. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2013/01238

35 Balsdean Road Brighton

Erection of single storey side extension.

Applicant: Derek Wood

Officer: Chris Swain 292178

Approved on 12/06/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan			26 April 2013
Existing and proposed ground floor plan			26 April 2013
Existing and proposed front elevation			26 April 2013
Existing and proposed side elevation			26 April 2013
Existing and proposed rear elevation			26 April 2013
Section A-A			26 April 2013

BH2013/01302

98 Downs Valley Road Brighton

Removal of existing conservatory and erection of a single storey pitched roof rear extension incorporating 2no velux windows.

Applicant: Mr & Mrs Hunter

Officer: Robin K Hodgetts 292366

Refused on 19/06/13 DELEGATED

1) UNI

The proposed extension by reason of its scale, bulk and design would lead to the dwelling appearing overextended and would result in a development having an adverse visual impact on the appearance and character of the existing property and surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2013/00683

Sandringham Lodge 23 Palmeira Avenue Hove

Formation of additional level comprising of 2no three bedroom penthouse flats incorporating roof gardens and delegated car parking .

Applicant: Anstone Properties Ltd

Officer: Steven Lewis 290480

Refused on 06/06/13 XXXX

1) UNI

The additional storey by reason of its height, massing and form would fail to take appropriate account of the positive qualities of the neighbourhood and existing buildings, having a negative impact upon the appearance of the street scene, on adjacent buildings and the wider Willett Estate Conservation Area. The proposed development is thereby contrary to policies QD1, QD2, and HE6 of the Brighton &

Hove Local Plan.

BH2013/01037

Flat 3 7 Brunswick Square Hove

Internal alterations to layout and refurbishment. External alterations including repositioning of door and installation of 2no. new windows to front elevation at fourth floor level, replacement skylights and decking to roof terrace.

Applicant: Mr M Whyte

Officer: Adrian Smith 290478

Approved on 12/06/13 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

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the existing originals and retained as such thereafter.

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

3) UNI

No works shall take place until samples of the proposed timber flooring (including the width of the proposed boards) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

All new cornicing shall match exactly the cornice profile received on 31/05/2013 and shall thereafter be retained as such. The new cornicing shall be to the second floor only.

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 details of the replacement skylights have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

6) UNI

No works shall take place until full details of the proposed fireplace and surround to the second floor rear room have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

7) UNI

All new joinery shall be scribed around all existing features including any skirting boards, dado rails, picture rails and cornices, and the existing features shall not be cut into or damaged. Any new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.

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

8) UNI

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

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

9) UNI

No works shall take place until full details of the new fourth floor windows and door (including details of their reveals and cills, and 1:20 scale elevational drawings and sections, and 1:1 scale joinery sections) have been submitted to and approved in writing by the Local Planning Authority. The windows and door shall be single glazed painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

BH2013/01038

Flat 3 7 Brunswick Square Hove

Alterations including repositioning of door and installation of 2no. new windows to front elevation at fourth floor level, replacement skylights and decking to roof terrace.

Applicant: Mr M Whyte

Officer: Adrian Smith 290478

Approved on 12/06/13 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 works shall take place until details of the replacement skylights have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the existing originals and retained as such thereafter.

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

4) UNI

No works shall take place until full details of the new fourth floor windows and door (including details of their reveals and cills, and 1:20 scale elevational drawings and sections, and 1:1 scale joinery sections) have been submitted to and approved in writing by the Local Planning Authority. The windows and door shall be single glazed painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	001	A	17/04/2013
Existing plans, elevations and sections101	102	B	11/06/2013
	103	B	11/06/2013
	104	B	11/06/2013
	111	B	11/06/2013
	121	B	11/06/2013
Proposed plans, elevations and sections	201	C	31/05/2013
	202	C	31/05/2013
	203	C	31/05/2013
	204	C	31/05/2013
	211	D	31/05/2013
	221	D	31/05/2013

6) UNI

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

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

BH2013/01184

20 Selborne Road Hove

Erection of new boundary wall, brick piers and steel railings to front elevation.

Applicant: Mr Frank Butler

Officer: Jason Hawkes 292153

Refused on 18/06/13 DELEGATED

1) UNI

The proposed railings are out of character with the general arrangement on the street where the properties predominantly include front boundary walls and not railings. Accordingly, the proposed railings would stand out in the street as unsympathetic addition. The proposed pier caps are also deemed visually inappropriate as they are not of a traditional design. The development would detract from the character and appearance of the host property, the wider street scene and the surrounding conservation area and is thereby contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/01241

Second Floor Flat 7 Adelaide Crescent Hove

Relocation of front door of flat to original position.

Applicant: Christopher Wain

Officer: Adrian Smith 290478

Approved on 18/06/13 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

Notwithstanding the submitted plans, the existing architraves to the current main door to Flat 4 shall be retained in situ at all times.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 & HE4 of the Brighton & Hove Local Plan.

3) UNI

All new doors and architraves shall match those original to the building, and be

retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 & HE4 of the Brighton & Hove Local Plan.

BH2013/01332

11A Second Avenue Hove

Replacement of 3no windows to west elevation.

Applicant: Richard Kennington

Officer: Helen Hobbs 293335

Approved on 20/06/13 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 sample of the facing brickwork to be used in the construction of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved facing brick.

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

3) UNI

Notwithstanding the submitted drawings, the meeting rails, masonry cills and subcills of the proposed replacement windows hereby permitted shall match exactly those of the existing ground floor kitchen sash window on the west elevation of the building.

Reason: To ensure the satisfactory preservation of this listed building and the character and appearance of the surrounding conservation area 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
Existing floor plans and elevations	1457/1639		25th April 2013
Proposed layout change and replacement windows	1457/1640		25th April 2013
Details of proposed windows	1457/1705	B	3rd June 2013

CENTRAL HOVE

BH2012/02781

2 Kings Gardens Hove

Installation of part wireless communal fire alarm system and emergency lighting to common ways.

Applicant: The 2 Kings Gardens Management Company Limited

Officer: Robert McNicol 292322

Approved on 07/06/13 DELEGATED

1) BH01.05

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

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

BH2013/00811

34 Belfast Street Hove

Certificate of lawfulness for the proposed erection of a single storey rear extension and loft conversion incorporating a side and rear dormer and rooflights to front elevation.

Applicant: Nathalie Assayag Eales

Officer: Robert McNicol 292322

Approved on 07/06/13 DELEGATED

BH2013/00850

74-78 Church Road Hove

Display of 1no internally illuminated fascia sign, 1no internally illuminated projecting sign, 1no non illuminated fascia sign, 1no non illuminated projecting sign, door mounted name plate, internally applied window vinyl and 5no illuminated light strips.

Applicant: Lloyds Banking Group

Officer: Christopher Wright 292097

Refused on 11/06/13 DELEGATED

1) UNI

The accuracy and detail of the drawings and photomontages submitted, and apparent discrepancies between them, means that the information is insufficient to enable the local planning authority 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 and HE9 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

2) UNI2

Notwithstanding the first reason for refusal, the proposed illuminated light strips to the Church Road elevation would, when read with the other signage proposed, give the bank frontage an unacceptably cluttered appearance and introduce incongruous and unduly visually prominent features which are not appropriate to the site context. The proposed advertisements would therefore be detrimental to visual amenity and the character and appearance of the building and the wider conservation area in which it is situated. As such, the proposal is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

BH2013/00875

Land to rear of 33 Sackville Road Hove (64 Stirling Place Hove)

Application for Approval of Details Reserved by Conditions 3 & 4 of application BH2011/00897 (appeal reference APP/Q1445/A/11/2160370)

Applicant: Mr & Mrs Colasurdo

Officer: Jason Hawkes 292153

Approved on 07/06/13 DELEGATED

BH2013/00928

Flat 1 23 Norton Road Hove

Erection of single storey rear extension.

Applicant: Miss Lucy Mitchell

Officer: Guy Everest 293334

Approved on 13/06/13 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

Prior to its installation details of the rooflight shall be submitted to, and approved in writing by, the Local Planning Authority. The rooflight shall be installed in accordance with the approved details.

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

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.

Plan Type	Reference	Version	Date Received
Site Plan	PAR 01		21/03/2013
Existing Plans	PAR 02		19/04/2013
Block Plan & West Elevation (Existing and Proposed)	PAR 03		19/04/2013
Proposed Basement Plan & Section	PAR 11		19/04/2013

BH2013/01054

13 Blatchington Road Hove

Conversion of existing financial and professional services (A2) to 2no one bedroom flats and 1no two bedroom flat including revised fenestration to front and rear, installation of rooflights to front and rear roofslopes and erection of new external stairs and fence to rear elevation.

Applicant: Mr L Hamza

Officer: Jason Hawkes 292153

Approved on 18/06/13 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 cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

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

3) UNI

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

Reason: To ensure satisfactory provision of homes for people with disabilities

and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure 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

2. 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			13th May 2013
Site Plan			13th May 2013
Existing First Floor Plan	01/1211554		12th June 2013
Existing Lower Ground Floor Plan	02/1211554		12th June 2013
Existing Ground Floor Plan	03/1211554		12th June 2013
Proposed Lower Ground Floor Plan	05/1211554		12th June 2013
Proposed Ground Floor Plan	11/1211554		13th May 2013
Existing Section A-A	15/1211554		13th May 2013
Proposed Section A-A	16A/1211554		14th June 2013

Proposed First Floor	18/1211554		13th May 2013
Proposed Second Floor	19/1211554		13th May 2013
Proposed Rear and Side Elevation	23/1211554		13th May 2013
Proposed Front Elevation	24A/1211554		14th June 2013

9) UNI

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

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

BH2013/01192

48 Blatchington Road Hove

Conversion of existing first floor to form 1no one bedroom flat and 1no one bedroom maisonette with associated alterations including a loft conversion, rear dormer and rooflights and new entrance to front and rear elevations.

Applicant: Weatherstone Properties Group

Officer: Christopher Wright 292097

Refused on 24/06/13 DELEGATED

1) UNI

The proposed rear flat unit would, by reason of the limited number of window openings, the position of windows and design of the rooflights, provide poor levels of natural light and outlook for future residents resulting in unsatisfactory living conditions for future occupiers, to the detriment of residential amenity and contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan 2005.

2) UNI2

2. The proposed flat roof addition to the rear part of the building would have a dominant scale and discordant form in relation to the character and appearance of the recipient building. The extension would provide for a significant amount of the proposed flat space and would have an over-sized appearance that would be detrimental to visual amenity. The proposal is thereby contrary to the requirements of policies QD1 and QD14 of the Brighton & Hove Local Plan 2005 and SPGBH1: Roof alterations and extensions.

BH2013/01259

107 Church Road Hove

Display of internally illuminated fascia, projecting, menu and take-away signs and non illuminated awning and plant pot signs.

Applicant: Mr Benn Handley

Officer: Mark Thomas 292336

Approved on 14/06/13 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.

BH2013/01261

107 Church Road Hove

Installation of replacement signage including fascia, projecting, menu and take-away signs and new awning.

Applicant: Gondola Group Ltd

Officer: Mark Thomas 292336

Approved on 14/06/13 DELEGATED

1) BH01.05

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

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

BH2013/01342

6 Vallance Road Hove

Erection of single storey side extension and demolition of rear chimney stack.

Applicant: Mr Rick Crockett
Officer: Robert McNicol 292322

Approved on 25/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To ensure a satisfactory appearance to the development 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 plans	CH535/002		29 April 2013
Existing elevations	CH535/003		29 April 2013
Existing sections	CH535/004		29 April 2013
Proposed plans	CH535/005	A	24 June 2013
Proposed elevations	CH535/006	A	24 June 2013
Proposed sections	CH535/007	A	24 June 2013

BH2013/01351

7 Medina Terrace Hove

Alterations to layout to the ground floor and other external works to the basement.

Applicant: Mrs P Samson

Officer: Helen Hobbs 293335

Approved on 24/06/13 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 shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the internal folding doors between the front and rear room, 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.

BH2013/01360

39 Medina Villas Hove

Demolition of 2no single garages and erection of 1no double garage.

Applicant: Mr Mark Connell

Officer: Mark Thomas 292336

Approved on 20/06/13 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 surfaces of the development hereby permitted shall be as follows:

- Facing brickwork - Istock Mayfield Multi Stock
- Flat roof - Kemperol V210 roofing system
- Garage door - black coloured steel
- Timber boarding - to match existing

Reason: In order to preserve the character and appearance of the Cliftonville Conservation Area and to accord 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 plans	0255.EXG.001		1 May 2013
Proposed plan	0255.PL.001		1 May 2013

GOLDSMID

BH2012/03987

Unit 2 121 - 131 Conway Street Hove

Change of use from Light Industrial (B1) to Stroke Care Facility (D1) and Martial Arts Facility (D2).

Applicant: Ms Nikki Penny

Officer: Guy Everest 293334

Approved on 14/06/13 XXXX

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
Location Plan	JP12/1020/1		14/12/2012
Site Plan	JP12/1020/2		14/12/2012
Floor Plan	JP12/1020/3		14/12/2012

2) UNI

The premises comprising Zone A, as identified on drawing no. JP12/1020/3, shall only be used as a stroke care facility and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

3) UNI

The premises comprising Zone B and Zone C, as identified on drawing no. JP12/1020/3, shall only be used as a martial arts facility and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and

Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

4) UNI

The premises, comprising Zones A, B and C of unit 2 as identified on drawing no. JP12/1020/3, shall revert to their former Class BI use upon cessation of the specific uses hereby permitted.

Reason: To protect and retain employment accommodation in accordance with policy EM6 of the Brighton & Hove Local Plan.

5) UNI

The vehicle parking area shall be retained for the parking of motor vehicles belonging to the occupants of and visitors to the uses hereby approved.

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

6) UNI

Within 3 months of the date of this decision details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within 3 months of such written approval and shall thereafter be retained for use at all times.

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

7) UNI

Within 3 months of the date of this decision details of 1 on-site disabled car parking space shall be submitted to and approved in writing by the Local Planning Authority. The disabled car parking space shall provided and made available for use within 3 months of such written approval and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory disabled parking spaces are provided and to comply with policies TR18 and TR19 of the Brighton and Hove Local Plan.

8) UNI

The uses hereby permitted shall not be operated except between the hours of 07.00 and 20:00 on Mondays to Fridays, and 11:00 and 17:00 on Saturdays and Bank Holidays and shall not be operated at anytime on Sundays (including Bank Holidays which fall on a Sunday).

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

BH2013/00979

Stockwell Lodge Rear of 121 -131 Conway Street Hove

Application for variation of condition 4 of application 3/87/0895 (Change of use to 3no business class B1 units from existing builders depot) that the use hereby authorised shall be limited to the hours of 0700 to 2000 Monday to Friday , 1100 to 1700 Saturdays and Bank Holidays, no working on Sundays.

Applicant: Beads Unlimited

Officer: Guy Everest 293334

Approved on 12/06/13 XXXX

1) UNI

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			27/03/2013

3) UNI

The vehicle parking area shall be retained for the parking of motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

4) UNI

The use hereby permitted shall not be operated except between the hours of 07:00 and 20:00 on Mondays to Fridays, and 11:00 and 17:00 on Saturdays and Bank Holidays and shall not be operated at anytime on Sundays (including Bank Holidays which fall on a Sunday).

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

5) UNI

Notwithstanding the Town and Country Planning (Use Classes) Order 1987, as amended, use of the three units shall be restricted to Use Class B1 only of the Schedule to that Order and for no other purpose whatsoever unless planning permission is first granted for any alternative use.

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

BH2013/01255

The Pines Furze Hill Hove

Application for variation of condition 1 of application BH2011/01705 to increase the maximum number of persons accommodated within the premises from 35 to 36.

Applicant: Gracewell Healthcare

Officer: Adrian Smith 290478

Approved on 11/06/13 DELEGATED

1) UNI

The premises shall only be used as a Nursing Home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

2) UNI

The number of persons accommodated within the premises, excluding staff, shall not exceed 36 in number.

Reason: To ensure that the proposal does not result in sub-standard

accommodation and to safeguard the amenities of the area in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2013/01270

114a Livingstone Road Hove

Change of use from betting shop (A2) at ground floor to residential dwelling (C3) incorporating existing maisonette at 1st and 2nd floor and associated external alterations.

Applicant: Mr Andy Nicholls

Officer: Guy Everest 293334

Approved on 17/06/13 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 external finish of the hereby permitted front boundary wall shall match the material of the adjoining front boundary wall at 112 Livingstone Road.

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.

Plan Type	Reference	Version	Date Received
Plans, Elevations and Sections (Existing and Proposed)	9584/02	C	08/05/2013

BH2013/01314

Ridgeland House 165-167 Dyke Road Hove

Display of externally illuminated and non-illuminated fascia signs.

Applicant: Food Programme Delivery Orchid Group

Officer: Helen Hobbs 293335

Refused on 18/06/13 DELEGATED

1) UNI

The proposed fascia signs, due their excessive number, design and size would significantly detract from the character and appearance of the building and the visual amenity of the surrounding area. The harmful impact would be exacerbated by the proposal to illuminate four of the signs. The proposal is therefore detrimental to amenity and contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements

BH2013/01385

The Chalet 2A Shirley Street Hove

Erection of two storey side extension.

Applicant: Miss Angela Bickett

Officer: Steven Lewis 290480

Approved on 21/06/13 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 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 windows in the south facing elevation of the development hereby permitted 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.

5) UNI

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	1284	E01	02/05/2013
Existing Floor Plans	1284	E02	02/05/2013
Proposed Block Plan	1284	P01	02/05/2013
Proposed Ground Floor Plan	1284	P02	02/05/2013
Proposed First Floor Plan	1284	P03	02/05/2013
Proposed Front Elevation	1284	P04	02/05/2013
Proposed Rear Elevation	1284	P05	02/05/2013
Proposed Side Elevation	1284	P06	02/05/2013
Proposed Roof Plan	1284	P08	02/05/2013

BH2013/01408

3 Lansdowne Road Hove

Application for approval of details reserved by conditions 8 and 9 of application BH2012/01702.

Applicant: Poor Servants of the Mother of God

Officer: Adrian Smith 290478

Approved on 11/06/13 DELEGATED

BH2013/01443

Stirling Court Wilbury Villas Hove

Replacement of all windows and doors to the rear of the building from timber to UPVC.

Applicant: Brighton & Hove Securities LTD

Officer: Mark Thomas 292336

Refused on 20/06/13 DELEGATED

1) UNI

Scaled or properly annotated drawings of the proposed windows and doors have not been submitted as part of the application, and as such it has not been possible to ascertain the proportions and size of the proposed units. It is not apparent how the proposed units would look, nor whether indeed they would be the same size as the existing units. Whilst it is presumed that the proposed units would be installed to existing openings this is not demonstrated within the submitted details. For the reasons outlined, it is considered that insufficient detail has been submitted to demonstrate that the proposed development would not have a harmful impact on the character and appearance of the recipient building, and that there would not be a risk of increased overlooking towards residential properties within the vicinity of the site. As such the proposal would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01543

48 Denmark Villas Hove

Replacement of rear first floor UPVC double glazed bay window with timber framed double glazed sash window with associated external alterations.

Applicant: Mr Peter Harle

Officer: Helen Hobbs 293335

Approved on 25/06/13 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			15th May 2013
Top sash horn detail			15th May 2013
Side window elevation			24th May 2013
Centre window elevation			24th May 2013
Window section C			15th May 2013
Window section A & B			15th May 2013
Photographs			15th May 2013

HANGLETON & KNOLL

BH2013/00075

21 Holmes Avenue Hove

Erection of detached 3 bedroom dwelling to side of existing property.

Applicant: Mrs Tracey Price

Officer: Helen Hobbs 293335

Refused on 14/06/13 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 overdevelopment of the site to the detriment of the character of the area. Furthermore the squat design and proposed siting of the dwelling would be incongruous and out of keeping within the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, due to its bulk, height and positioning would have an overly dominant and overbearing impact upon the adjoining property, No.21 Holmes Avenue, and would also result in a significant loss of light and overshadowing. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would not provide a level of sustainability which would adequately address the requirements of policy SU2 of the Brighton & Hove Local Plan and the guidance set out in SPD08 'Sustainable Building Design'. Sufficient justification has not been provided to demonstrate that the level of sustainability recommended in SPD08 could not reasonably be met.

BH2013/01295

23 Honey Croft Hove

Erection of single storey side and rear infill extension and associated works.

Applicant: Miss Marilyn Bishop

Officer: Guy Everest 293334

Approved on 11/06/13 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

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Ground, First & Roof Plans as Existing	OE150-PO1		24/04/2013
Elevations as Existing	OE150-PO2		24/04/2013
Block & Location Plans	OE150-PO3		24/04/2013
Ground, First & Roof Plans as Proposed	OE150-PO4		24/04/2013

Elevations as Proposed	OE150-PO5	24/04/2013
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BH2013/01308

3 Park Rise Hove

Erection of single storey rear extension and loft conversion incorporating front and rear dormers and 2no side rooflights.

Applicant: Mr David Miles

Officer: Steven Lewis 290480

Refused on 20/06/13 DELEGATED

1) UNI

The dormer roof extensions and rear extension by reason of their siting, scale, projection and detailing would not be sympathetic to the appearance of the building and would be an incongruous addition to the property. In addition, the dormer extensions would fail to rebalance the pair of formerly symmetrical bungalows and would not reflect the positive design qualities of the dwelling and would harm the visual amenity of the area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (SPGBH1 - roof Extensions and Alterations).

BH2013/01336

38 Clarke Avenue Hove

Erection of side extensions to ground and first floor.

Applicant: Mr G Avey

Officer: Robert McNicol 292322

Refused on 17/06/13 DELEGATED

1) UNI

By virtue of their form, design and position, the proposed side extensions would give this side of the house a disjointed and piecemeal appearance that would detract from the appearance of the recipient property. By virtue of the addition of further bulk and massing to the side of the property, and due the prominent position of the house in the street scene, the proposal would result in this house becoming the principally dominating property around this road junction and in views from the south east along Clarke Avenue. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01337

29 Lynchets Crescent Hove

Erection of single storey rear extension and alterations to fenestration.

Applicant: Mr Ian Lovelidge

Officer: Robert McNicol 292322

Approved on 07/06/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			9 May 2013
Block plan, existing floor plan and elevations	C725		26 April 2013
Proposed floor plan and elevations	C725	1B	26 April 2013

BH2013/01347

108 Dale View Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Rosalind Barker

Officer: Robert McNicol 292322

Approved on 20/06/13 DELEGATED

BH2013/01440

18 Applesham Avenue Hove

Installation of dormer and rooflights to side elevation.

Applicant: Mr Andrew Green

Officer: Steven Lewis 290480

Approved on 20/06/13 DELEGATED

BH2013/01442

2 West Way Hove

Widening of existing driveway and creation of crossover.

Applicant: Mrs Pearley

Officer: Robert McNicol 292322

Approved on 24/06/13 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			7 May 2013
Site location plan			7 May 2013
Existing and proposed plans and elevations	9756-1		7 May 2013

3) 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.

NORTH PORTSLADE

BH2013/00393

Land to rear of 60-66 Wickhurst Road Portslade

Erection of 1no. 2 storey three bedroom detached dwelling house.

Applicant: Mr Karl Peete

Officer: Christopher Wright 292097

Approved on 12/06/13 XXXX

1) UNI

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

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

2) UNI

The development hereby permitted shall not be occupied until a scheme to enhance the ecological value of the site, including bat and bird boxes to be attached to mature trees retained within the site, has been submitted and approved by the Local Planning Authority and fully implemented. The development shall be retained as such thereafter.

Reason: To increase the biodiversity and nature conservation interest of the site, to mitigate any impact from the development hereby approved and to comply with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11: Nature Conservation and Development.

3) UNI

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

4) UNI

The staircase window on the southeast flank elevation of the dwelling hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the internal finished floor height, and thereafter permanently retained as such.

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

5) UNI

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

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

6) UNI

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

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

Hove Local Plan.

7) UNI

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

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

8) UNI

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

The development hereby permitted shall be constructed in accordance with the approved drawings showing 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.

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.

10) UNI

The waste minimisation measures set out in the Waste Minimisation Statement shall be implemented in strict accordance with the details.

Reason: To ensure the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

11) UNI

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

(a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and

(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

12) UNI

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

include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development as indicated in the approved Arboricultural Report.

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

13) UNI

The development hereby approved shall not be 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.

14) 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 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

15) UNI

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

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

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	WR.01b		8 Feb 2013
Site Plan	WR.02b		8 Feb 2013
Existing Block Plan	WR.03b		8 Feb 2013
Floor Plans - As Proposed	WR.07		8 Feb 2013
Block Plan with Proposed Development & Site Dimensions	WR.05	B	10 April 2013
Elevations as Proposed	WR.08	A	12 Mar 2013
Section A-A As Proposed	WR.09	C	19 April 2013
Section B-B As Proposed	WR.10	D	3 May 2013
Section C-C As Proposed	WR.12	A	3 May 2013
Topographical Survey	001	A	10 April 2013

BH2013/01611

365A Mile Oak Road Portslade

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating gable end roof extension to rear, side dormer and

rooflights.

Applicant: Miss Primrose Joy

Officer: Steven Lewis 290480

Refused on 24/06/13 DELEGATED

1) UNI

The rear development forms a two storey extension that projects out more than 3m and is greater than 4m in height, in addition it is greater than one storey that would extend beyond the rear wall by more than 3m, and would be within 7m of the boundary. As such it would not be permitted under the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Furthermore, the submitted drawings propose the provision of multiple rooflights (within the addition to the first floor/new roof slope which forms a side elevation of the dwellinghouse, which is not shown to be obscure glazed and non-opening below a height of 1.7 metres above the floor of the room in which the rooflight would be installed.

2) UNI2

The proposed gable and dormer extensions are not contained within the roof of the original dwellinghouse and rely upon the use of space above an extension. Therefore the extensions are not roof extensions and cannot be considered permitted under the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

SOUTH PORTSLADE

BH2013/00953

57-58 Station Road Portslade

Display of internally-illuminated signage including hanging and lettering signs and non-illuminated vinyl and name plate signs.

Applicant: Lloyds Banking Group

Officer: Christopher Wright 292097

Refused on 20/06/13 DELEGATED

1) UNI

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 policy QD12 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

2) UNI2

Notwithstanding the first reason for refusal, the proposed provision of an internally illuminated lettering sign and window light strips to the St. Andrew's Road elevation would be out of keeping within the street scene, which is predominantly residential in character. In addition, the provision of a square logo sign over the front entrance doorway, would, when read with the other signage proposed, give the building an unacceptably cluttered appearance and introduce incongruous and unduly visually prominent features which are not appropriate to the site context. The proposed advertisements would therefore be detrimental to visual amenity and the character and appearance of the building and the locality in which it is situated. As such, the proposal is contrary to policy QD12 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

BH2013/01052

37-38 Station Road, Portslade

Display of internally illuminated ATM surround.

Applicant: C/O EC Harris

Officer: Helen Hobbs 293335

Approved on 13/06/13 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 1 month of the installation of the ATM surround hereby consented, the existing internal vinyl advertisements to the display windows shall be removed.

Reason: To avoid an overproliferation of advertisements on the shopfront creating unacceptable visual clutter and to accord with policy QD12 of the Brighton & Hove Local Plan.

BH2013/01053**37-38 Station Road, Portslade**

Installation of ATM cash machine to front elevation.

Applicant: C/O EC Harris

Officer: Helen Hobbs 293335

Approved on 13/06/13 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 plan	PS/01		3rd April 2013
Proposed plan	PS/02		3rd April 2013
Existing and proposed elevation	PS/03		3rd April 2013
Location plan	PS/04		3rd April 2013
Block plan	PS/05		3rd April 2013
ATM example type B	EXA/02		3rd April 2013

BH2013/01105**58 Church Road Portslade**

Change of use from dental practice (D1) to 1no 2 bedroom flat at ground floor level.

Applicant: Mr Kevin Short

Officer: Christopher Wright 292097

Approved on 17/06/13 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
Location Plan			4 April 2013
Block Plan	10.03.13		4 April 2013
Floor Plans As Existing	12.03.13		4 April 2013
Ground Floor Plans as Existing & Proposed	11.03.13		4 April 2013

3) UNI

The new dwelling unit hereby permitted shall be implemented to meet Lifetime Homes standards wherever practicable 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.

4) UNI

The development hereby permitted shall not be occupied until the sustainability measures including gas efficient boiler and water butt to collect water for toilet flushing, detailed within the Sustainability Checklist received on the 22 April 2013 have been fully implemented, and such measures shall thereafter be retained as such.

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

5) 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.

6) UNI

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

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

7) UNI

The front room on the ground floor containing a display window fronting on to Church Road shall not be used for residential purposes unless planning permission is first granted for such use of this room.

Reason: For the avoidance of doubt and to clarify the scope of this permission in the interests of protecting existing non-residential uses and to accord with policy HO20 of the Brighton & Hove Local Plan.

BH2013/01219

Emmaus Brighton & Hove Drove Road Portslade

Application for Approval of Details Reserved by Conditions 6 and 8 of application BH2013/00176.

Applicant: Emmaus Brighton & Hove

Officer: Jason Hawkes 292153

Approved on 20/06/13 DELEGATED

BH2013/01248

83 Foredown Drive Portslade

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr J Bradley

Officer: Mark Thomas 292336

Approved on 20/06/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			18 April 2013
Block plan			18 April 2013
Existing and proposed plans and elevations	13/832/01		26 April 2013

BH2013/01268

9 Links Road Portslade

Erection of single storey rear extension.

Applicant: Mrs Alison Zacher

Officer: Adrian Smith 290478

Refused on 13/06/13 DELEGATED

1) UNI

The proposed extension, by virtue of its overall scale, height, massing and level of projection represents an excessive and harmful enlargement that would relate poorly to the form and appearance of the main building. Furthermore, the extension would appear overbearing and lead to an oppressive sense of enclosure to the occupiers of the adjoining dwelling to the south (7 Links Road) to the detriment of their amenities. The proposals are thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

HOVE PARK

BH2013/00361

106 Woodland Drive Hove

Alterations to terracing in rear garden to create decked area and paved area with timber and metal balustrading and a shed. (Retrospective)

Applicant: Mr Phil Moore

Officer: Robin Hodgetts 292366

Refused on 17/06/13 DELEGATED

1) UNI

The decked area by reason of its height, location and elevated position and siting would cause an unacceptable degree of harm to the amenity of the neighbouring property at 108 Woodland Drive and thus is contrary to policies QD14 and QD27 of the Local Plan.

BH2013/00900

13 Lloyd Road Hove

Erection of part single part two storey extension to the front, side and rear.

Applicant: Ms Sarah Dibsdall

Officer: Adrian Smith 290478

Approved on 14/06/13 XXXX

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 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 block plan			21/03/2013
Existing plans and elevations LR1 LR2			21/03/2013
Proposed plans and elevations LR3 LR4			17/05/2013

BH2013/01019

Park House Old Shoreham Road Hove

Application for approval of details reserved by condition 18 of application BH2013/00584.

Applicant: Denne Construction

Officer: Christopher Wright 292097

Approved on 25/06/13 DELEGATED

BH2013/01084

57 Tongdean Avenue Hove

Outline application with all matters reserved for the erection of a detached two storey dwelling with double garage.

Applicant: Mrs Zara Moussavi

Officer: Christopher Wright 292097

Approved on 17/06/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

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

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

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

Planning Act 1990.

3) UNI

The development shall be carried out in accordance with the tree report from R. W. Green Ltd. dated March 2013 ref. RWG-NDJ-TAPR, received on 4 April 2013.
Reason: To ensure adequate protection of trees and to comply with policies QD15 and QD16 of the Brighton & Hove Local Plan 2005.

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.

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.

5) UNI

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

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

6) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 5 as a minimum for the residential unit has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

The residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the 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.

8) UNI

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

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

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

The new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.

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

BH2013/01155

75 Hove Park Road Hove

Erection of single storey rear extension, extension of pitched roof and revised fenestration to rear.

Applicant: Mr & Mrs Longden

Officer: Christopher Wright 292097

Approved on 17/06/13 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 Block and Location Plans	187.100		10 Apr 2013
Existing Plans, Elevations and Section a.a	187.101		10 Apr 2013
Proposed Block and Location Plans	187.102		10 Apr 2013
Proposed Plans, Elevations and Section a.a	187.103		10 Apr 2013

BH2013/01174

Unit 4, Goldstone Retail Park Newtown Road Hove

Installation of 2no display windows, increased opening height of existing display window, installation of entrance to accommodate new glazing, central auto-by parting doorset to the existing front elevation and installation of double fire escape doorset to the rear of the unit.

Applicant: Steinhoff UK Group Property

Officer: Steven Lewis 290480

Approved on 11/06/13 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	1924/LOC	A	25/04/2013
Front elevation	1924/30	B	25/04/2013
Rear elevation	1924/31		14/05/2013

BH2013/01177

18 Hill Drive Hove

Erection of single storey pitched roof rear extension.

Applicant: Mr & Mrs Goldsmith

Officer: Mark Thomas 292336

Approved on 10/06/13 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
Block plan	ADC553/BP		11 April 2013
Existing plans and elevations	ADC553/01		11 April 2013
Proposed plans and elevations	ADC553/02	Rev A	11 April 2013
Proposed sections	ADC553/03	Rev A	11 April 2013

BH2013/01182

27 Hill Brow Hove

Erection of single storey front extension.

Applicant: Mrs Jayne Bennett

Officer: Robert McNicol 292322

Approved on 06/06/13 XXXX

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 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
Block plan, site location plan, proposed floor plans and elevations	459/06		11 April 2013
Existing floor plans and elevations	459/04	A	11 April 2013

BH2013/01196

Land at rear of 285 Dyke Road Hove

Erection of 1no three bedroom bungalow with access from The Droveaway.

Applicant: Lakeside Investments Ltd

Officer: Jason Hawkes 292153

Refused on 20/06/13 DELEGATED

1) UNI

The scheme, by reason of its scale, excessive footprint and positioning would represent an inappropriate and unsympathetic addition and would appear as an overdevelopment of the site. The scheme is therefore deemed contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

Having regard to the close proximity of the proposed bungalow to the host property, the west facing windows and roof terrace at no.285 Dyke Road would directly overlook the east facing windows and garden of the proposed bungalow. This is not deemed an appropriate relationship and results in a loss of amenity and a poor standard of accommodation. The scheme is therefore deemed contrary to policy QD27 and HO5 of the Brighton & Hove Local Plan.

3) UNI3

The scheme retains the rear garden wall and three windows serving habitable rooms for the proposed bungalow would be directly facing this wall. The proposed windows would be within 1.5m of the wall. Due to their proximity to the wall, these windows would not benefit from adequate light or outlook. The scheme is therefore judged to provide an inappropriate and poor standard of accommodation that would provide inadequate living conditions for future occupiers. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The bungalow is positioned within 1m of the boundary wall between nos.285 and 287 Dyke Road. Having regard to the low height of the wall and the lack of vegetation, the bungalow would stand out as prominent addition and would significantly impact on the enjoyment of the garden of no.287 resulting in an unneighbourly development and an increased sense of enclosure. The scheme

is therefore deemed contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01200

25 Dyke Road Avenue Hove

Creation of new crossover with partial removal of front boundary wall.

Applicant: Mr Stephen Hardman

Officer: Christopher Wright 292097

Approved on 21/06/13 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

No development shall commence until fences for the protection of the Monterey Cypress tree within the front garden of the application site, to be retained, have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

3) UNI

No development shall take place until samples of the permeable and/or porous materials to be used in the construction of the surfaces of the vehicular access driveway and parking areas 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 SU4 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 Plan	25DRA01		15 Apr 2013
Existing Site Plan Showing Front Boundary	25DRA02		15 Apr 2013
Site Plan Showing Proposed Front Boundary and Crossover	25DRA03		15 Apr 2013
Existing and Proposed Front Boundary	25DRA04		15 Apr 2013

BH2013/01239

89 King George VI Drive Hove

Erection of single storey side extension and enlargement of existing porch.

Applicant: Jenny Walker

Officer: Helen Hobbs 293335

Refused on 12/06/13 DELEGATED

1) UNI

The proposed side extension would, by reason of its design, scale and siting, result in an overextended appearance to the bungalow and would create an

unduly visually dominant building that would harm the character and appearance of the street scene and the visual amenities of the surrounding area. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension by reason of its siting, bulk and height would represent an un-neighbourly form of development which would have an overbearing impact upon the adjoining property to the east, 91 King George VI Drive. Furthermore, the extension would result in overshadowing and loss of light to that property to the detriment of residential amenity. As such, the application is contrary with the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01288

46 Hove Park Road Hove

Erection of single storey rear extension and associated works.

Applicant: Mr & Mrs Aidan Wallis

Officer: Steven Lewis 290480

Approved on 13/06/13 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 window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Location Plan	TA716/01	A	23/04/2013
Existing Floor Plans	TA716/02		23/04/2013
Existing elevations	TA716/03		23/04/2013
Existing elevations and Section AA	TA716/04		23/04/2013
Proposed Floor Plans	TA716/10	A	23/04/2013
Proposed elevations	TA716/11	B	23/04/2013
Proposed elevations and Section AA	TA716/12	A	23/04/2013
Proposed section BB	TA716/13	B	23/04/2013

BH2013/01303**27 Tongdean Road Hove**

Roof extension to facilitate loft conversion incorporating new dormer to replace existing dormer to rear and 2no rooflights to side facing roof slope.

Applicant: Mr L Millyard

Officer: Jason Hawkes 292153

Approved on 11/06/13 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
Block Plan	1223/1		24th April 2013
Location Plan	1223/1A		24th April 2013
Existing Ground Floor	1223/2/A		24th April 2013
Existing and Proposed First Floor Plans	1223/3/A		24th April 2013
Existing and Proposed Loft Floor Plans	1223/4/C		24th April 2013
Existing and Proposed North West Elevations	1223/5/C		24th April 2013
Existing and Proposed SW and NE Elevations	1223/6/B		24th April 2013
Existing and Proposed Sections	1223/7/B		24th April 2013

BH2013/01397**3 Orchard Road Hove**

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof extension, dormer to the rear elevation with a Juliet balcony and rooflights to the front elevation. Erection of a single storey rear extension.

Applicant: Mr & Mrs Driver

Officer: Adrian Smith 290478

Approved on 07/06/13 DELEGATED

BH2013/01401**42A Shirley Drive Hove**

Erection of extension to create new first floor level with increased roof height.

Applicant: Rikton Ltd

Officer: Steven Lewis 290480

Approved on 20/06/13 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 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, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

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

3) UNI

The rear facing roof light windows in the west elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved 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 Location Plan	TA691/01	D	03/05/2013
Existing Plans	TA691/02	A	03/05/2013
Existing Street Scene	TA691/03	B	03/05/2013
Existing Elevation	TA691/04	A	03/05/2013
Existing Elevations	TA691/05	A	03/05/2013
Proposed Plans	TA691/10	A	03/05/2013
Proposed Elevations	TA691/11	B	03/05/2013
Proposed Elevations	TA691/12	A	03/05/2013
Proposed Elevations	TA691/13	A	03/05/2013

5) UNI

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

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

BH2013/01503

267 Dyke Road Hove

Erection of single storey porch entrance to the side of the property.

Applicant: Mr S Cheesman

Officer: Adrian Smith 290478

Approved on 20/06/13 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	276/102	P1	13/05/2013
Block plan	276/103	P1	13/05/2013
Existing plans and elevations	276/100	P1	13/05/2013
	276/101	P1	13/05/2013
Proposed plans and elevations	276/104	P1	13/05/2013
	276/105	P1	13/05/2013

WESTBOURNE

BH2012/03330

24A Westbourne Place Hove

Conversion of outbuilding into a 1no one bedroom mews cottage.

Applicant: Park Avenue Estates Ltd

Officer: Maria Seale 292232

Approved on 24/06/13 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 layout and boundaries (including the 1.8 metre high boundary wall) of the two respective properties as shown on the drawings hereby approved shall be retained.

Reason: For the avoidance of doubt as the red line of the application site covers both dwellings and to ensure sufficient outdoor amenity space is retained for each property, to comply with policies HO5, SU2, TR14, TR1, QD14 and QD27.

3) UNI

No extension, enlargement or other alteration of the existing dwellinghouse at 24 Westbourne Place or the proposed dwellinghouse at 24a Westbourne Place as provided for within Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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 existing or adjoining properties and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be occupied until the sustainability measures [air source heat pumps, locally sourced materials, timber certified from

sustainable sources, natural materials, water butts, garden irrigation and sustainable drainage techniques, recycling provision, insulation and efficient boiler] detailed within the Sustainability Checklist received on 18th October 2012 have been used and fully implemented, and such measures shall thereafter be retained as such. *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.11. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.* *Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.*

5) UNI

The development shall be carried out with the materials as indicated in the application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development, to comply with policies QD1 and QD14.

6) UNI

The new dwelling hereby permitted shall be constructed to Lifetime Homes standards and shall be retained as such thereafter.

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

7) 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

Notwithstanding the cycle stores indicated on the approved drawings, the development hereby permitted shall not be commenced until details of additional secure cycle parking facilities for the occupants of, and visitors to, the existing and proposed dwellings 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: There is insufficient space for the refuse/cycle stores as shown on the submitted plans to meet both needs adequately, to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

9) UNI

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

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

Plan Type	Reference	Version	Date Received
As existing & as proposed plans & elevations	DC/24aWestPI/01	Rev 01	27/3/13

10) UNI

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

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

BH2013/00992

153 Kingsway Hove

Extension of top floor and conversion of existing conference suite to create 9no additional guest bedrooms.

Applicant: Mr Martin Ailion

Officer: Robert McNicol 292322

Refused on 11/06/13 DELEGATED

1) UNI

The arrangement of the windows on the proposed top floor extension is unsympathetic to the arrangement of those on lower floors of the recipient property and they would not be properly positioned in relation to the central axis of the building. This would detract from the appearance of the building as well as the Hove seafront vista and the Pembroke and Princes conservation area. The proposal is therefore contrary to policies QD1, QD4, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/01001

Flat 3 39 Langdale Road Hove

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

Applicant: Mr David Turner

Officer: Mark Thomas 292336

Approved on 11/06/13 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			16 April 2013
Block plan			11 April 2013
Numbered photographs			27 March 2013
Window survey by 'Anglian'			11 April 2013
Sectional drawings			11 April 2013

BH2013/01099

7-11 Sackville Gardens Hove

Application to extend time limit for implementation of previous approval BH2010/00725 for Erection of two storey front extension with glazed conservatory link and external and internal alterations creating 5no additional bedrooms.

Applicant: James Lytle

Officer: Christopher Wright 292097

Approved on 07/06/13 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
Location Plan			15 Mar 2010
Block Plan			15 Mar 2010
Ground Floor Existing			15 Mar 2010
1st and 2nd Floor Existing			15 Mar 2010
Existing Elevations			15 Mar 2010
Ground Floor Proposed			15 Mar 2010
First Floor Proposed			15 Mar 2010
Proposed Elevations			7 May 2010
Ground Floor Plan			15 Mar 2010

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 HE6 of the Brighton & Hove Local Plan.*

4) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents 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.*

5) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority. *Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

6) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times. *Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.*

7) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any to

be retained, together with measures for their protection in the course of development. *Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

8) 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

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 policy TR7 of the Brighton & Hove Local Plan.*

10) UNI

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

- i) the treatment of the eaves.
- ii) the guttering and downpipes.
- iii) 1:20 scale sample elevations and sections and 1:1 scale joinery sections of the new sash windows and French doors, their cills and reveals.
- iv) 1:1 scale sectional profiles of the stucco mouldings.
- v) 1:20 scale elevation and section details of the proposed mock door surround to the front elevation.

The works shall be carried out in strict accordance with the approved details and maintained as such thereafter. *Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

BH2013/01175

10 Westbourne Place Hove

Conversion of commercial premises (B1) to form 2no three bedroom houses, including demolition of rear air raid shelter and single storey extension and addition of pitched roof to unit 2 and first floor rear extension.

Applicant: Creative Developments UK Ltd

Officer: Adrian Smith 290478

Approved on 07/06/13 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

Other than the roof tiles to both houses and the boarding to the entranceway to the southern house hereby approved, 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, QD14 & HE6 of the Brighton & Hove Local Plan.

3) UNI

The landscaping scheme detailed on drawing no.TA686/11 rev A received on 21 May 2013 shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

4) 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, HE6 and QD27 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

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover fronting the site shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on 11 April 2013 have been fully implemented, and such measures shall thereafter be retained as such.

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

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.

9) 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.

10) UNI

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

(a) 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,(b) 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) (b) above that any remediation scheme required and approved under the provisions of (i) (b) 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) (b).

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.

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	TA686/01		11/04/2013
Existing plans elevations and sections	TA686/02		11/04/2013
	TA686/03		05/06/2013
	TA686/04		11/04/2013
	TA686/05		11/04/2013
	TA686/06		11/04/2013
Proposed plans elevations and sections	TA686/10	A	21/05/2013
	TA686/11	B	05/06/2013
	TA686/12	B	21/05/2013
	TA686/13	A	05/06/2013
	TA686/14		11/04/2013
	TA686/15	B	21/05/2013
	TA686/16	A	21/05/2013

12) UNI

No extension, enlargement, alteration or provision within the curtilage of the of

the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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, HE6 and QD27 of the Brighton & Hove Local Plan.

13) UNI

Notwithstanding the details shown on drawing nos. TA686/11 rev B and TA686/13 rev A received on 5 June 2013, the lower half of the north facing window to bedroom 2 shall be obscure glazed and non-opening and thereafter permanently retained as such.

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

14) UNI

Access to the flat roofs over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roofs 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.

15) UNI

The development hereby permitted shall be completed with a natural slate pitched roof and painted tongue and groove boarding in accordance with the samples received on 22 May 2013 and drawing no. TA686/16 rev A received on 21 May 2013, and shall thereafter be retained at all times.

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, QD14 & HE6 of the Brighton & Hove Local Plan.

16) UNI

All new windows shall be painted timber vertical sliding sashes to match exactly the original sash windows to the building, and the windows shall be retained as such thereafter.

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

BH2013/01176

10 Westbourne Place Hove

Demolition of air raid shelter and single storey extension to rear.

Applicant: Creative Developments UK Ltd

Officer: Adrian Smith 290478

Approved on 06/06/13 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.

BH2013/01179

82A Westbourne Street Hove

Erection of single storey rear extension and replacement of windows and doors

with UPVC double glazed units.

Applicant: Barrie Golds

Officer: Robert McNicol 292322

Refused on 12/06/13 DELEGATED

1) UNI

By virtue of its height, depth and proximity to the adjacent rear basement window of 80 Westbourne Street, the proposed rear extension would result in a significant loss of outlook and detrimental sense of enclosure in relation to the room served by that window. This would cause a significant loss of amenity for the neighbouring residents, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient details of the design of the proposed replacement windows and doors have been provided with the application. In the absence of this information the local planning authority is not able to fully assess the impact of this element of the proposed development on the character and appearance of the application property and wider street scene, to ensure that the proposed windows and doors would be visually satisfactory. The proposals are thereby contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01189

70 Langdale Road Hove

Certificate of lawfulness for the proposed erection of a single storey rear extension with associated external alterations.

Applicant: Ian Parsons

Officer: Mark Thomas 292336

Approved on 06/06/13 DELEGATED

BH2013/01221

13 Carlisle Road Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs G Hetherton

Officer: Mark Thomas 292336

Refused on 11/06/13 DELEGATED

1) UNI

The proposed extension by virtue of its excessive bulk, scale and projection, would represent an overextension of the recipient property. The proposal for a wrap-around style extension would serve to erode the built form and building lines of the original house. The result would be a cluttered rear elevation when viewed from the rear garden and surrounding properties. As such, the development would not represent a sympathetic or subservient form of extension, and would significantly harm the character and appearance of the recipient property and the wider area. The proposals are, therefore, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed balcony by virtue of its size, width, projection and positioning in close proximity to the shared boundaries, would have an unacceptable impact on the amenity of the occupiers of nos.11 and 15 Carlisle Road, giving rise to the potential for harmful levels of overlooking, loss of privacy and additional noise and disturbance. The proposals are, therefore, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01257

1 Coleridge Street Hove

Erection of single storey rear extension and installation of extract flue to rear

roofslope.

Applicant: Pizzaface
Officer: Mark Thomas 292336
Approved on 13/06/13 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			18 April 2013
Block plan	Rev A		18 April 2013
Noise assessment by 'Acoustic Associates Sussex Ltd'			18 April 2013
Existing east elevation	Rev A		18 April 2013
Existing north elevation	Rev A		18 April 2013
Proposed east elevation	Rev A		18 April 2013
Proposed north elevation	Rev B		18 April 2013
Existing ground floor plan	Rev B		18 April 2013
Existing first floor plan	Rev A		18 April 2013
North elevation of proposed ducting	Rev B		18 April 2013
East elevation of proposed ducting	Rev A		18 April 2013
Proposed ground floor plan	Rev A		18 April 2013
Oven enclosure north section	Rev B		18 April 2013
Oven enclosure east section	Rev B		18 April 2013
Carbon filter (Katercarb) product specification			18 April 2013

BH2013/01334

5 Pembroke Gardens Hove

Erection of single storey rear extension and remodelling of ground floor to rear incorporating rooflights and new patio area, alterations to front entrance, and installation of timber framed window to replace existing crittall window to side elevation. Conversion of garage to artist studio incorporating revised entrance, mezzanine level and installation of rooflights.

Applicant: Mr Keith Gordon
Officer: Guy Everest 293334
Approved on 18/06/13 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 Location & Block Plans	AL-100	B	29/04/2013
Existing Basement Ground and First Floor Plans	AL-101		29/04/2013
Existing Roof Space and Roof Plans	AL-102		29/04/2013
Existing Elevations	AL-103		29/04/2013
Proposed Basement Ground and First Floor Plans	AL-104	D	29/04/2013
Proposed Roof Space and Roof Plans	AL-105	B	29/04/2013
Proposed Elevations	AL-106	E	29/04/2013

3) 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.

4) 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.

5) 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.

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.

BH2013/01552

6 Pembroke Crescent Hove

Application for Approval of Details Reserved by Condition 7 of application BH2012/01794

Applicant: Mrs Beverley Ouanounou

Officer: Adrian Smith 290478

Approved on 17/06/13 DELEGATED

WISH

BH2013/01163

6 Braemore Road Hove

Loft conversion incorporating hip to gable roof extension, rear dormers, front rooflights and side window. Erection of new pitched roof to porch and alterations to fenestration.

Applicant: Paul James Consulting

Officer: Robert McNicol 292322

Refused on 20/06/13 DELEGATED

1) UNI

By virtue of its form and bulk, the proposed hip-to-gable extension would result in the recipient property dominating its adjoining neighbour and interrupting the continuity and regularity of the streetscape. By virtue of their size and bulk, the two rear dormers would dominate the rear roof slope of the building and contribute to giving the rear of the building an over-extended and piecemeal appearance. Furthermore, the triangular window design of the southern dormer would be an incongruous and unusual design. By virtue of their position, size and the number of rooflights, the front rooflights would detract from the appearance of the front elevation and dominate the front roof slope of the building. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01172

Ground Floor 93 St Leonards Road Hove

Certificate of Lawfulness for existing use of ground floor as residential flat with front room used as chiropody surgery (D1).

Applicant: Tony Camps Linney

Officer: Helen Hobbs 293335

Approved on 17/06/13 DELEGATED

BH2013/01185

21 Glebe Villas Hove

Loft conversion incorporating hip to gable roof extension, associated alterations to front roof slope, rear rooflights and window to side elevations.

Applicant: Mr Tim Davies

Officer: Robert McNicol 292322

Approved on 13/06/13 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	27/12 PL01		12 April 2013
Block plan	27/12 PL02		23 April 2013
Existing plans and elevations	27/12 PL03	A	12 April 2013
Proposed plans and elevations	27/12 PL10		12 April 2013

BH2013/01267

46 Boundary Road Hove

Creation of new entrance to provide access to living accommodation at first floor level and associated alterations to shopfront.

Applicant: Mrs Manjula Patel

Officer: Robert McNicol 292322

Approved on 12/06/13 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 shop front elevations and section	BR1306 101		19 April 2013
Site location plan	BR1306 102		19 April 2013
Block plan	BR1306 103		19 April 2013

3) UNI

The external surfaces of the proposed wall separating the new entranceway hereby permitted from the revised shopfront shall be finished in painted render to match that of the existing building. Reason: In the interests of the visual amenities of the locality and to comply with policy QD10 of the Brighton & Hove Local Plan.

BH2013/01392

Ground Floor Flat 6 Worcester Villas Hove

Erection of single storey rear extension.

Applicant: Korina Biggs

Officer: Mark Thomas 292336

Refused on 20/06/13 DELEGATED

1) UNI

The proposed extension, by virtue of: the use of external timber cladding; the inclusion of a uncharacteristic porthole window; the off-centre projecting flat-roofed bay addition; and the obscuring of an existing ground floor window, would have an unacceptable harmful impact on the character and appearance of the recipient property. The extension would appear incongruous and would not relate appropriately to the prevailing detailing or original character of the host dwelling. For the reasons as outlined, the proposals would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01418

29 Jesmond Road Hove

Removal of existing detached garage and rear lean-to utility room and erection of two storey side extension, single storey rear extension and loft conversion incorporating rear dormer and 5no rooflights.

Applicant: Mr James Peck

Officer: Adrian Smith 290478

Approved on 17/06/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

2. 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	CH553/001		03/05/2013
Existing plans, elevations and sections	CH553/002		03/05/2013
	CH553/003		03/05/2013
Proposed plans, elevations and sections	CH553/004		03/05/2013
	CH553/005		03/05/2013
	CH553/006		03/05/2013
	CH553/007		03/05/2013

BH2013/01431

7 Tandridge Road Hove

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

Applicant: Mr Chris Collins

Officer: Helen Hobbs 293335

Refused on 24/06/13 DELEGATED

1) UNI

The proposed use of Light Oak uPVC for the windows and doors would not ensure the satisfactory appearance to the development and would not be in keeping with the surrounding area. Furthermore, insufficient information regarding the other external materials now proposed has been submitted to fully meet the requirements of this condition and is therefore contrary to policy QD1 of the Brighton & Hove Local Plan.

2) UNI2

Informatives: 1. In accordance with the National Planning Policy Framework the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible. 2. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Window details (Light Oak Grain Effect)			7th May 2013

Withdrawn Applications