

PLANS LIST 30 October 2013**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING & PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION****PATCHAM****BH2013/01544****18 Overhill Way Brighton**

Certificate of lawfulness for a proposed loft conversion incorporating roof lights to the front and side elevations and sun tunnels to the rear elevation.

Applicant: Mrs Christine Feest

Officer: Louise Kent 292198

Approved on 23/09/13 DELEGATED

BH2013/01819**Mill House Overhill Drive Brighton**

Application for Approval of Details Reserved by Condition 17 of application BH2010/03233

Applicant: Mr Alan Maysey

Officer: Anthony Foster 294495

Approved on 23/09/13 DELEGATED

BH2013/01821**Mill House Overhill Drive Brighton**

Application for Approval of Details Reserved by Condition 17 of application BH2011/03827.

Applicant: Mr Alan Maysey

Officer: Anthony Foster 294495

Approved on 23/09/13 DELEGATED

BH2013/01825**30 Brangwyn Way Brighton**

Erection of first floor side extension with pitched roof.

Applicant: Mr & Mrs Ohara

Officer: Chris Swain 292178

Refused on 24/09/13 DELEGATED

1) UNI

The proposed side extension, by reason of its size, design, bulk, siting and proximity to the side boundary would appear cramped adjacent to the neighbouring property at No.29 Brangwyn Way and would adversely affect the appearance and character of the existing property, the spacious Brangwyn Way street scene and neighbouring residential amenity. Furthermore, the proposed extension in conjunction with the existing extensions to the property would result in a bulky and overextended appearance to the dwelling. The development is therefore contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove

BH2013/02274

Primrose Cottage 126 Old London Road Brighton

Installation of boiler with flue to replace existing boiler in loft, and installation of 3no radiators.

Applicant: Ian John Boutell

Officer: Kate Brocklebank 292175

Approved on 08/10/13 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.

BH2013/02478

2 Craginair Avenue Brighton

Erection of single storey rear extension incorporating roof lantern. (Part Retrospective)

Applicant: Mr John Snell

Officer: Sonia Gillam 292265

Approved on 23/09/13 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

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
Existing and proposed elevations and floor plans	JS/2CA/001	REV B	30/07/2013
Block plan	JS-002		19/07/2013
Site plan	JS-003		19/07/2013
Lantern light plan	285812		19/07/2013

BH2013/02501

16 Highview Avenue South Brighton

Erection of raised timber decking to rear incorporating steps to garden level with associated external alterations.

Applicant: Mr & Mrs Jones

Officer: Sonia Gillam 292265

Approved on 25/09/13 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			23/07/2013
Existing floor plan, elevations and section	01		23/07/2013
Proposed floor plan, elevations and section	02		23/07/2013

BH2013/02549**6 Ashley Close Brighton**

Enclosing existing overhanging eaves to form front porch.

Applicant: Mr & Mrs Weallens

Officer: Sonia Gillam 292265

Approved on 27/09/13 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 front elevation			26/07/2013
Existing west elevation			26/07/2013
Existing floor plan			26/07/2013
Proposed front elevation			26/07/2013
Proposed west elevation			26/07/2013
Proposed floor plan			26/07/2013

Site location plan		26/07/2013
--------------------	--	------------

BH2013/02573

24 Overhill Way Brighton

Certificate of lawfulness for proposed erection of single storey rear extension.

Applicant: Mr Patrick Wallace

Officer: Robin K Hodgetts 292366

Refused on 19/09/13 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class (A) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, because the height of the eaves of the proposed development would exceed the height of the eaves of the existing dwelling house.

BH2013/02716

50 Carden Avenue Brighton

Erection of two storey rear extension.

Applicant: Ms J Stevens

Officer: Robin K Hodgetts 292366

Approved on 27/09/13 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 windows in the first floor, north-east elevation of the development hereby permitted shall be obscure glazed 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

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, roof lights or doors other than those expressly authorised by this permission shall be constructed in 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.

5) UNI

Plan Type	Reference	Version	Date Received
Location & Block Plan	Y074-A01		2 Aug 2013
Existing Basement Floor Plan	Y074-A02		2 Aug 2013
Existing Ground Floor Plan	Y074-A03		2 Aug 2013
Existing First Floor Plan	Y074-A04		2 Aug 2013

Proposed Ground Floor Plan	Y074-D02		2 Aug 2013
Proposed First Floor Plan	Y074-D03		2 Aug 2013

BH2013/02761

Coach House Grangeways Brighton

Replacement of existing flat roof to main house with new higher pitched roof.

Applicant: Dr L Sumoreeah

Officer: Chris Swain 292178

Approved on 04/10/13 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 elevations			9 August 2013
Proposed elevations, site plan and block			9 August 2013

BH2013/02782

2 Upper Winfield Avenue Brighton

Certificate of Lawfulness for proposed erection of single storey garage to side elevation.

Applicant: Mr Steve Mant

Officer: Emily Stanbridge 292359

Approved on 20/09/13 DELEGATED

BH2013/02865

70 Braybon Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.365m, for which the maximum height would be 2.82m, and for which the height of the eaves would be 2.78m.

Applicant: Mr S Rampton

Officer: Chris Swain 292178

Prior approval not required on 25/09/13 DELEGATED

BH2013/02918

27 Beechwood Close Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormer to rear with Juliet balcony, dormer to side and roof lights to side roof slopes. Erection of single storey side extension, enlargement of garage and associated works.

Applicant: Paul Fisher

Officer: Wayne Nee 292132

Refused on 03/10/13 DELEGATED

1) UNI

The eaves height of the proposed side extension would exceed the eaves of the existing dwelling house, and as such would not be permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

The proposed side extension would be within 2 metres of the site boundary, and the eaves height would exceed 3 metres. As such this would not be permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

3) UNI3

The proposed rear dormer would include the provision of a balcony, and as such would not be permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

4) UNI4

The height of the garage extension would exceed 2.5 metres, and the garage would be within 2 metres of the site boundary. As such this would not be permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

PRESTON PARK

BH2013/01490

Ground Floor Flat 3 Osborne Road Brighton

Erection of single storey rear and side extension.

Applicant: Mr Christian Blundell

Officer: Louise Kent 292198

Approved on 23/09/13 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 brickwork of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building. Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The 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	P1201-01	Rev. A	30 August 2013
Location plan	P1201-001	Rev. A	30 August 2013
Existing floor plans	P1201-02		13 May 2013
Existing elevations	P1201-03		13 May 2013
Proposed floor plans	P1201-04	Rev. C	5 August 2013
Proposed elevations	P1201-05	Rev. C	5 August 2013

Section A-A	P1201-06	Rev. C	5 August 2013
-------------	----------	--------	---------------

BH2013/01836

Land at rear 32 Stanford Avenue Brighton

Demolition of existing garage and erection of a two storey 1no bedroom house.

Applicant: Mr Jon Mills

Officer: Wayne Nee 292132

Refused on 25/09/13 COMMITTEE

1) UNI

The proposed development is considered to represent an uncharacteristic and inappropriate development in excess of what might reasonably be expected to be achieved on this limited plot site. Consequently the proposal represents an over-development of the site to the detriment of the character of the area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling would extend beyond the building line on Rugby Road, and by reason of its scale, height, footprint, positioning and design, would be an unsympathetic and dominant addition to the street scene. As such the development would cause harm to the character and appearance of the Preston Park Conservation Area and thus be contrary to policies QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by reason of the height and proximity to site boundaries, would represent a cramped and overbearing development within the rear gardens of neighbouring properties on Stanford Avenue. This would be to the detriment of neighbouring amenity which is contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The development would enable the use of the existing hardstand as a parking space that would jeopardize highway safety, in particular pedestrians that use the public pavement on Rugby Road. There is no proposal for new boundary treatment on the front boundary of the site that would restrict this, and would therefore be contrary to policy TR7 of the Brighton & Hove Local Plan.

BH2013/02397

27 Cleveland Road

Erection of single storey rear extension and loft conversion incorporating front and side roof lights and rear dormer.

Applicant: Mr Adam Rizzuti

Officer: Andrew Huntley 292321

Refused on 23/09/13 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 detrimental to the visual amenities of the parent property and the Preston Park Conservation Area. In addition, the two front roof lights are excessive in size, have differing positions within the roof slope, do not relate well to the fenestration below and create a cluttered appearance on a small roof slope. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2013/02483

Report from: 10/10/2012 to: 30/10/2012

Ground Floor 5 Chatsworth Road Brighton

Replacement of existing timber windows with UPVC.

Applicant: David Croydon

Officer: Chris Swain 292178

Refused on 09/10/13 DELEGATED

1) UNI

The replacement uPVC windows, by reason of their material and detailing would form a visually inappropriate alteration to the building, detracting from the existing uniformity of the frontage of the property and would adversely affect the character and appearance of the Chatsworth Road street scene and the wider surrounding area and as such is contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/02738

20A Port Hall Place Brighton

Installation of UPVC French doors to the rear at basement flat.

Applicant: Ms Kerry Beeden

Officer: Andrew Huntley 292321

Approved on 30/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan. Existing and Proposed Elevation and Plan.	136(20)001		09.08.2013

BH2013/02739

6 Old Shoreham Road Brighton

Erection of single storey rear extension.

Applicant: Mr Marcus Able

Officer: Liz Arnold 291709

Approved on 24/09/13 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	101	Rev. A	9th August 2013
Site Location Plan	105		9th August 2013
Site Block Plan	106	Rev. A	9th August 2013

BH2013/02882

150 Osborne Road Brighton

Certificate of Lawfulness for a proposed loft conversion incorporating a rear dormer with a Juliet balcony and roof lights to the front elevation.

Applicant: Mr & Mrs Anderson

Officer: Emily Stanbridge 292359

Refused on 26/09/13 DELEGATED

BH2013/02946

28 Hamilton Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3.76m, and for which the height of the eaves would be 3m.

Applicant: Mr Steven Bloch

Officer: Chris Swain 292178

Prior approval not required on 01/10/13 DELEGATED

BH2013/03063

48 Hamilton Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.9m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.35m.

Applicant: Susan Corlett

Officer: Chris Swain 292178

Prior approval not required on 09/10/13 DELEGATED

BH2013/03090

Land Rear of 177 Ditchling Road Brighton

Application for Approval of Details Reserved by Conditions 8, 9, 10, 11 and 12 of application BH2013/01180.

Applicant: Malcolm Kemp

Officer: Sue Dubberley 293817

Approved on 01/10/13 DELEGATED

REGENCY

BH2013/00647

Brighton Beach Market Lower Esplanade Kings Road Brighton

Temporary change of use from lower seafront promenade to open air market (during constructing of i360 development).

Applicant: West Pier Traders Association

Officer: Christopher Wright 292097

Approved on 25/09/13 COMMITTEE

1) UNI

The street market shall only take place on that part of lower esplanade indicated and in accordance with the stall layout shown on approved drawing no. 007RR (REVISED) received on 29 July 2013, on Saturdays, Sundays and Bank Holidays (except for Christmas Day) between 1st March and 31st December and on weekdays (Mondays to Fridays inclusive) between 1st May and 30th September. The use shall cease on 30th September 2015 whereby the land shall be restored and shall return to its former use as deemed appropriate.

Reason: To enable to Local Planning Authority to continue to monitor the impact of the market use, to safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in order not to prejudice the long-term strategy for enhancement to the central seafront area, in accordance with policies SR11 and HE6 of the Brighton & Hove Local Plan 2005 and policy SA1 of the City Plan Part One Submission Version.

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
General Plan/Location Map			8 May 2013
Proposal for Market Layout	007RR (REVISED)		29 Jul 2013

3) UNI

The use hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a Delivery & Servicing Management Plan, which includes details of the types of vehicles; how deliveries will take place; and the frequency of deliveries. The plan shall also include measures to minimise the impact deliveries have on the transport network. All deliveries and servicing shall be carried out in accordance with the approval plan thereafter.

Reason: In order to ensure that the vehicles that deliver to and service the development are of a suitable size and to ensure the safe operation of the highway network, and thus the protection of the amenity of nearby residents in accordance with policies TR7 and QD27 of the Brighton & Hove Local Plan 2005.

4) UNI

There shall be no parking of vehicles associated with the market on the Lower Esplanade at any time. In particular, there shall be no loading or unloading of goods associated with the market from vehicles parked on the Lower Esplanade at any one time.

Reason: To safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in accordance with policies SR11 and HE6 of the Brighton & Hove Local Plan 2005.

5) UNI

No amplified music shall be played on the site. Reason: To safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in accordance with policies SR11 and HE6 of the Brighton & Hove Local Plan 2005.

6) UNI

No stall shall be set up on trading days before 08.00 hours and all stalls shall be removed by 20.00 hours. Trading shall only take place between the hours of 09.00 hours and 19.00 hours.

Reason: To safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in accordance with policies SR11 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/01904

14 Castle Street Brighton

Creation of additional floor incorporating dormer to the front and dormer and roof light to the rear.

Applicant: Sarang Pandit

Officer: Robert McNicol 292322

Refused on 20/09/13 DELEGATED

1) UNI

By virtue of its additional bulk and height, the proposed development would result in a significant loss of outlook for the residents of the property to the rear leading to a sense of enclosure. The proposed second floor rear window would allow a significant degree of overlooking into the rear window of the property to the rear, resulting in a loss of privacy for the residents. The proposal would therefore have a significant impact on the amenity of neighbouring residents, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

2) UNI2

By virtue of their 'eyebrow' form and their materials and position, the proposed second floor windows would fail to respect the form and proportions of the recipient property and would disrupt the rhythm of the fenestration in the terrace that this property adjoins. The proposed development would therefore have a detrimental impact on the appearance of the recipient property and the character of the wider Regency Square conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

BH2013/02011

Pelirocco 9 -10 Regency Square Brighton

Internal alterations incorporating removal of wall and relocation of bathroom at fourth floor level.

Applicant: Mr M Habeshaw-Robinson

Officer: Steven Lewis 290480

Refused on 23/09/13 DELEGATED

1) UNI

The proposal shower cubicle represents an inappropriate feature, which would spoil the proportions of the room having an adverse effect on the historic character of the interior of the building. In addition, insufficient information has been submitted to demonstrate location of services, mechanical ventilation and replacement doors would sufficiently preserve or enhance the special historical and architectural character of the listed building contrary to policies HE1 of the Brighton & Hove Local Plan and SPGBH11 (Listed Building Interiors).

BH2013/02129

36 Castle Street Brighton

Removal of existing timber store and erection of three storey residential unit.

Applicant: Mr Ivan Topper

Officer: Clare Simpson 292454

Refused on 08/10/13 DELEGATED

1) UNI

The development, by virtue of its height, form and design fails to relate sympathetically to the host building and buildings adjoining the site. The

development would appear cramped and fails to take in to account existing spaces around buildings, which as a result would be dominated by the proposed extension. The development would fail to preserve or enhance the character or appearance of the Regency Square Conservation Area and is thereby contrary to policies QD1, QD2, QD14, and HE6 of the Brighton & Hove Local Plan

2) UNI2

The development, by virtue of its height and siting along shared boundaries, would appear overbearing and visually intrusive, creating a sense of enclosure and overlooking to neighbouring properties on Castle Street and Castle Mews. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The development would provide a cramped and unsatisfactory standard of residential accommodation, which, by virtue of cramped rooms, narrow corridors and limited natural light and ventilation, would fail to meet the likely needs of future occupiers and 'Lifetime Home' standards. The proposal is thereby contrary to policies QD27 and HO13 of the Brighton & Hove Local Plan.

BH2013/02352

36 Sillwood Road Brighton

Alterations to windows at the rear including replacement of 3no sash windows and repair works to window sill. Replacement of existing plastic guttering with cast iron and roof ridge tiles. Removal of iron fire escape and alterations to ground floor rear extension

Applicant: Mr John Pietraszko

Officer: Steven Lewis 290480

Approved on 03/10/13 DELEGATED

1) BH01.05

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

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

2) UNI

Within 6 months of the date of this permission the proposed vents shall be installed in strict accordance with the approved details submitted on 23/07/2013 & 23/08/2013.

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

3) UNI

Within 3 months of the date of this permission full details of the proposed replacement windows, including 1:20 scale sample elevations and 1:1 scale joinery profiles of the windows shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details within 6 months of the date of this decision and shall thereafter be 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 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 external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

5) UNI

Within 6 months of the date of this permission the replacement rainwater goods, soil and other waste pipes shall installed and be in cast iron and 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.

BH2013/02382

Alfrescos Ltd Kings Road Arches Brighton

Formation of glazed entrance porch to North elevation at first floor level and erection of a covered bin store to west elevation.

Applicant: Mr Sarah Colasurdo

Officer: Helen Hobbs 293335

Refused on 25/09/13 DELEGATED

1) UNI

The proposed porch is considered to be an inappropriate and incongruous feature that poorly relates to the form, appearance and character, including the materials of the existing building, to the detriment of the existing building and the surrounding conservation area. The proposal would therefore fail to comply with policy QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design guide on extensions and alterations.

BH2013/02392

73 Upper North Street Brighton

External front and rear restoration works, revised rear fenestration, excavations at basement level with associated access changes, installation of railings to steps and landscaping.

Applicant: Mr P Sharp

Officer: Jason Hawkes 292153

Approved on 24/09/13 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 railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such thereafter.

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

3) UNI

The roof light 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

No development shall take place until full details of the proposed external replacement paving and feature floor tiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

5) UNI

No development shall take place until full details of the proposed cycle store have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

6) UNI

Access to the flat roof over the rear extension shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

7) UNI

The 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 Basement and Ground Floor Plan	205UNS74/01		17th July 2013
As Existing First Floor and Roof Plan	205UNS74/02		17th July 2013
As Existing Elevations	205UNS74/03		17th July 2013
As Existing 'Actual' Site Views, Sections Block and Location Plans	205UNS74/04		17th July 2013
Proposed Basement and Ground Floor Plan	205UNS74/05		17th July 2013
Proposed First Floor and Roof Plan	205UNS74/06		17th July 2013
Proposed Elevations	205UNS74/07	A	15th August 2013
Proposed 'Actual' Site Views, Sections, Railing and Gate Designs	205UNS74/08	A	15th August 2013
Details Sections / Elevations	205UNS74/09	A	15th August 2013

8) UNI

All new and replacement 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.

BH2013/02426

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

Application for variation of condition 2 of application BH2011/00634 (Alterations and refurbishment works incorporating erection of rear infill extension to upper floors, new shop front entrances, refurbishment of windows and erection of new plant enclosure to roof) to substitute drawing 3-06 A Proposed Ship Street Elevation with drawing 325.16 Revised roof detail to Ship Street.

Applicant: CIP Property (AIPT) Limited

Officer: Guy Everest 293334

Approved on 03/10/13 DELEGATED

1) UNI

Report from: 10/10/2012 to: 30/10/2012

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	0-01	A	18/03/2011
Existing Basement Level	1-99		04/03/2011
Existing Ground Floor	1-00		04/03/2011
Existing First Floor	1-01		04/03/2011
Existing Second Floor	1-02		04/03/2011
Existing Roof Plan	1-03	B	27/06/2011
Existing Third Floor Plan	1-03	A	27/06/2011
Existing Section A-A	1-04		04/03/2011
Existing North Street Elevation	1-05	A	27/06/2011
Existing Ship Street Elevation	1-06	A	27/06/2011
Proposed Basement Level	3-99		04/03/2011
Proposed Ground Floor	3-00	A	27/06/2011
Proposed First Floor	3-01	A	27/06/2011
Proposed Second Floor	3-02	A	27/06/2011
Proposed Roof Plan	3-03	A	27/06/2011
Proposed Section A-A	3-04		27/06/2011
Proposed Section A-A	3-04		27/06/2011
Proposed North Street Elevation	3-05		27/06/2011
Proposed Third Floor	3-07		27/06/2011

BH2013/02550

42B Ship Street Brighton

Change of use from retail (A1) to financial and professional services (A2).

Applicant: Mr Jerjes Phillips

Officer: Adrian Smith 290478

Refused on 24/09/13 DELEGATED

1) UNI

The proposed change of use would result in the proportion of non-A1 retail units and frontages within the street to which the site relates remaining above 25%, thereby harming the retail provision within the primary retail frontage of the designated Regional Shopping Centre, contrary to policy SR4 of the Brighton & Hove Local Plan.

BH2013/02605

Flat 1 1 Victoria Street Brighton

Creation of single vehicle parking space on front garden area.

Applicant: Andrew Martin

Officer: Mark Thomas 292336

Refused on 01/10/13 DELEGATED

1) UNI

The proposed parking space would take up the whole of this small front garden and a parked car would be an incongruous feature in this attractive, coherent terrace, harming the character and appearance of the recipient property. A parked car would be readily visible above the low boundary wall, particularly from the east, and it would sit directly in front of the canted bay, which is the main architectural feature of this elevation and a repeated feature of the terrace. It is

therefore considered that the proposal would harm the appearance of the conservation area, and the setting of nearby listed buildings, contrary to policies HE3 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Documents 9: Architectural Features, and 12: Design guide for extensions and alterations.

2) UNI2

The proposed development by virtue of the extent and positioning of the proposed hard standing, would have an overbearing impact on occupiers of the basement of no. 1 Victoria Terrace with resultant overshadowing, increased sense of enclosure and loss of outlook. As such, the proposed development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/02626

24 Montpelier Place Brighton

Application for Approval of Details reserved by Condition 5 of application BH2012/03784.

Applicant: John Paul Kelly

Officer: Mark Thomas 292336

Approved on 24/09/13 DELEGATED

BH2013/02697

60 Western Road Brighton

Change of Use from retail (A1) to restaurant/café (A3) incorporating ventilation plant on roof.

Applicant: Omaha Nominees (A) Ltd & Omaha Nominees (B)

Officer: Christopher Wright 292097

Approved on 01/10/13 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 Delivery and Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries has been submitted to and approved in writing by the Local Planning Authority. The plan shall also include measures to minimise the impact deliveries have on the transport network. All deliveries and servicing shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the vehicles that service the development are of a suitable size and to ensure the safe operation of the highway network, and thus the protection of the amenity of nearby residents, in accordance with policies SU10, QD27 and TR7 of the Brighton & Hove Local Plan 2005.

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 10:00 and 23:00 on Mondays to Sundays, including Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies SR12, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

No machinery, air conditioning units, odour control machinery and/or plant shall be used at the premises except between the hours of 10:00 and 23:00 on Mondays to Sundays, including Bank or Public Holidays.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plans	001	A	6 Aug 2013
Existing Plans Basement and Ground Floor	002	A	6 Aug 2013
Existing Floor and Roof Plans	003	B	6 Aug 2013
Proposed Plans Basement and Ground Floor	004	A	6 Aug 2013
Proposed First & Second Floors Proposed Roof Plan	005	B	6 Aug 2013
Existing Elevations	006	B	6 Aug 2013
Proposed Elevations	007	B	6 Aug 2013
Kitchen Ventilation	008	B	6 Aug 2013

6) UNI

No development shall take place until an acoustic report is submitted and approved, demonstrating that operation of the hereby approved ventilation plant shall not exceed a level 5dB below the existing LA90 background noise level, measure or calculated at 1-metre from the façade of the nearest noise sensitive premises. Rating level and existing background noise levels to be determined as per the guidance provided in BS4142:1997. In addition, there should be no significant low frequency tones present. The development shall be carried out in accordance with the report with any associated recommendations and shall be maintained 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.

BH2013/02699

5-5A Castle Square Brighton

Certificate of lawfulness for existing use as public bar (A4).

Applicant: Crimson Events Limited

Officer: Adrian Smith 290478

Approved on 24/09/13 DELEGATED

BH2013/02780

Top Floor Flat 11 Powis Road Brighton

Removal of existing rear dormer and replacement with new dormer and installation of rear roof light. Replacement of existing single glazed timber framed sash windows with double glazed timber framed sash windows.

Applicant: Vanessa Sackarnd

Officer: Helen Hobbs 293335

Approved on 08/10/13 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 roof light 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 drawings, no development shall take place until full details of all new sash window(s) and their reveals and sills 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 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

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

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

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

Plan Type	Reference	Version	Date Received
Plans as existing	A.001		2nd September 2013
Elevations as proposed	D.001		2nd September 2013
Plans as proposed	D.002		2nd September 2013

6) UNI

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

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

ST. PETER'S & NORTH LAINE

BH2013/00166

Brighton Station Queens Road Brighton

Application for approval of details reserved by conditions 3, 6 and 14x of BH2012/02454.

Applicant: Southern Railway Ltd

Officer: Liz Arnold 291709

Approved on 19/09/13 DELEGATED

BH2013/01905

36 Baker Street Brighton

Conversion of maisonette and part of retail unit (A1) to form 2no studio flats and 1no two bedroom maisonette and associated erection of a part two part three storey rear extension to replace existing incorporating terraces at first and second floor levels, erection of rear dormer and associated alterations (Retrospective).

Applicant: Lotus Loan-Thu Nguyen

Officer: Jonathan Puplett 292525

Refused on 07/10/13 DELEGATED

1) UNI

The studio flats which have been formed at basement and ground floor provide an unacceptably poor standard of accommodation. The layouts are cramped and the front section of the basement flat does not benefit from sufficient natural light, ventilation and outlook. The flats do not provide a sufficient standard of amenity and are contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The rear extension which has been constructed has an overbearing and enclosing impact upon the occupiers of no. 35 Baker Street and causes increased overshadowing of this property. The roof terrace which has been formed at second floor / roof level provides views into the rear dormer windows of no. 37 Baker Street and use of the roof terrace would also cause noise disturbance to the occupiers of no. 37 Baker Street. The development causes significant harm to neighbouring amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The rear extension which has been constructed is of an excessive footprint, scale and bulk resulting in an over-extended appearance which has harmed the character of the building. The rear dormer which has been constructed is of an excessive scale and bulk and does not relate well to the building. The rear extension and the dormer are contrary to policy QD14 of the Brighton & Hove Local Plan and to the design guidance set out in SPD12 'Design Guide for Extensions and Alterations'.

BH2013/01920

36 Church Street Brighton

Application for variation of condition 2 of application BH2010/02604 (Partial demolition of existing building with retention of rear facade with two storey extension and rebuilding and replication of front facade. Erection of new structure comprising shop with ancillary office storage at ground floor level and 2 no. two bedroom flats above (Part retrospective)) to allow alterations to fenestration to front and rear elevations, insertion of a new gas pipe on the front elevation, erection of solar panels to rear roof slope and alterations to the metal security gate to the front entrance.

Applicant: Nigel Dowsing

Officer: Jonathan Puplett 292525

Approved on 07/10/13 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 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.

3) UNI

Within three months of the date of this approval, a 1.5m high close boarded screen shall be constructed on the eastern side of the second floor rear terrace, hereby approved, and shall be retained as such thereafter.

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

4) UNI

Within three months of the date of this approval, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

5) UNI

Within three months of the date of this approval, the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			11/06/2013
Block Plan			11/06/2013
Proposed Floor Plans			11/06/2013
Proposed Elevations			11/06/2013
Proposed Elevation			11/06/2013
Door Details			11/06/2013
Gate and Downpipe Details			11/06/2013
Downpipe and Hopper Specification Apex Heritage			11/06/2013
Code for Sustainable Homes Final Certificate x2			04/09/2013

7) UNI

All rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/02024

8 Lewes Road Brighton

Change of use of ground floor and basement from retail (A1) to mixed use (sui generis) with ground floor cafe and erection of temporary shelter in rear yard for smoking shisha pipes. Basement area to be used as games room and study area.

Applicant: Desert Roze

Officer: Andrew Huntley 292321

Refused on 07/10/13 DELEGATED

1) UNI

The proposed smoking shelter covers almost the entire rear courtyard and would be a visually bulky and discordant feature to the detriment of the character and appearance of the area and neighbouring visual amenity. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The proposed use and opening hours (until 23.00 seven days a week) would cause increased activity noise and disturbance to the currently quiet rear of the site to the detriment of the amenity of neighbouring occupiers. The development is therefore contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2013/02159

35A Ditchling Road Brighton

Replacement of existing side hung timber framed windows with sliding sash timber windows.

Applicant: King & Chasemore

Officer: Chris Swain 292178

Approved on 19/09/13 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 windows hereby approved shall be painted timber vertical sliding sashes 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 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 policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			26 June 2013
Proposed elevation and section	3.001		26 June 2013
Sectional details	3.002		26 June 2013

BH2013/02208

The Open Market Marshalls Row & Francis Street Brighton

Application for Approval of Details Reserved by condition 25 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Maria Seale 292232

Approved on 26/09/13 DELEGATED

BH2013/02216

75 Lewes Road Brighton

Change of use from retail (A1) to café/snack bar (A3), incorporating installation of extractor fan unit to rear. (Part retrospective).

Applicant: Luna Deli Cafe

Officer: Jonathan Puplett 292525

Refused on 07/10/13 DELEGATED

1) UNI

The proposed change of use would result in a proportion of retail (Class A1) units in the Lewes Road District Centre Prime Frontage being below 50%, and would result in a break in the retail frontage of the centre of more than 15 metres. The proposal would therefore undermine the primary shopping function and the vitality and viability of the Lewes Road shopping centre, contrary to policy SR5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed use and opening hours (until 02.00 on Fridays and Saturdays) would be likely to cause increased activity noise and disturbance late into the night to the detriment of the amenity of neighbouring occupiers. Insufficient information has been submitted to demonstrate that the proposed mechanical ventilation system would adequately control odours and would not cause noise and disturbance to neighbouring occupiers. The proposed development is therefore contrary to policies SR5, QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

3) UNI3

The doors to the side of the premises open out over the public highway. These doors therefore represent a safety risk to pedestrians using the pavement alongside the doors, contrary to policy TR7 of the Brighton & Hove Local Plan.

BH2013/02254

Top Floor Flat 5 Buckingham Road Brighton

Loft conversion incorporating extension within roof void and roof lights to West and North elevations and flat roof area.

Applicant: Ms Tracey Fish

Officer: Liz Arnold 291709

Refused on 23/09/13 DELEGATED

1) UNI

The proposal, by virtue of resulting in the loss of a traditional roof form, would result in a visually harmful and awkward alteration to the property which would be of detriment to the visual amenities of the parent property, the semi-detached pair of properties, the Buckingham Road and Leopold Road street scenes and the wider area including the surrounding West Cliff Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, SPD 09 Architectural Features and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The creation a flat roof form and pitched roof form in conjunction with the retention of part of the existing butterfly roof form would result in a complicated and bulky form to the property which would have an awkward and intrusive appearance with the Buckingham Road street scene. The proposal would therefore be of detriment to the visual amenities of the parent property, the semi-detached pair of properties, the Buckingham Road street scene and the surrounding West Cliff Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

3) UNI3

The applicant has failed to provide sufficient information relation to the style and design of the proposed roof lights within the flat roof area. As such the Local Planning Authority is unable to fully assess the impacts that the insertion of these roof lights would have upon the visual amenities of the parent property, the semi-detached pair of properties, the Buckingham Road and Leopold Road street scene and the surrounding West Cliff Conservation Area. As such the proposal is

contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, SPD 09 Architectural Features and SPD12 Design Guide for Extensions and Alterations.

BH2013/02389

Tesco 103-105 Queens Road Brighton

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

Applicant: Tesco Stores

Officer: Chris Swain 292178

Approved on 24/09/13 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.

BH2013/02401

2 Ashdown Road Brighton

Application for Approval of Details Reserved by Conditions 4, 10 and 15 of application BH2008/02170.

Applicant: Carr Bros Property

Officer: Liz Arnold 291709

Approved on 02/10/13 DELEGATED

BH2013/02433

31-33 Bath Street Brighton

Application for approval of details reserved by conditions 16 and 17 of application BH2013/00069.

Applicant: Mr Ed Deedman

Officer: Wayne Nee 292132

Approved on 20/09/13 DELEGATED

BH2013/02447

Buckingham Lodge Buckingham Place Brighton

Application for removal of condition 9 of application BH2011/02675 (Application to extend time limit for implementation of previous approval BH2008/00319 for construction of one additional storey to form 6no one bedroom flats and conversion of 2no existing garages into a bin/cycle storage area) which states that prior to the commencement of the development, a scheme for suitable tree planting shall be submitted to and approved in writing by the Local Planning Authority. The tree planting shall be carried out in strict accordance with the approved details prior to the first occupation of the residential units and shall thereafter be retained to the satisfaction of the Local Planning Authority.

Applicant: Natterjack Construction

Officer: Sue Dubberley 293817

Refused on 07/10/13 DELEGATED

1) UNI

The tree planting is required to provide mitigation against the development and to preserve and enhance the setting of the adjacent listed buildings. In the absence of appropriate screening the development would be visually detrimental to the setting of the adjacent listed buildings contrary to policies QD15, HE3 and QD27 of the Brighton & Hove Local Plan.

BH2013/02481

The Open Market Marshalls Row Brighton

Non Material Amendment to BH2013/01147 for installation of a roller shutter in north elevation of new stall no 45 fronting Marshalls Row.

Applicant: Brighton & Hove City Council

Officer: Maria Seale 292232

Approved on 25/09/13 DELEGATED

BH2013/02500

European Recruitment 39 Upper Gardner Street Brighton

Application for approval of details reserved by conditions 10, 11, 12 and 13 of application BH2012/02173.

Applicant: Mr David Wicks

Officer: Anthony Foster 294495

Approved on 23/09/13 DELEGATED

BH2013/02523

61 Church Street Brighton

Alterations to existing maisonette to create habitable accommodation in lower ground floor including steps with balustrades to rear.

Applicant: Mr James Snodgrass

Officer: Wayne Nee 292132

Approved on 19/09/13 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 garden door hereby permitted shall consist of painted timber.

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

Plan Type	Reference	Version	Date Received
Site and block plans	CH550/001		24 July 2013
Existing plans, elevations & sections	CH550/002		24 July 2013
Proposed plans, elevations & sections	CH550/003		24 July 2013

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.

BH2013/02530

The Open Market Marshalls Row Brighton

Application for approval of details reserved by condition 54 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Maria Seale 292232

Approved on 03/10/13 DELEGATED

BH2013/02608

Brighton Station Queens Road Brighton

Internal alterations to Unit 8 to form retail unit with installation of illuminated external signage.

Applicant: Select Service Partner (UK) Rail

Officer: Liz Arnold 291709

Approved on 25/09/13 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.

BH2013/02693

Flats A,B,C & D 41 Buckingham Place Brighton

Report from: 10/10/2012 to: 30/10/2012

Replacement of front windows with timber sliding sash windows and replacement of rear windows with UPVC sliding sash windows.

Applicant: Brighton & Hove City Council

Officer: Wayne Nee 292132

Approved on 07/10/13 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
Timber sliding sash dimension drawings			05 August 2013
Cross section drawings of sashes			05 August 2013
Survey report	SF00666116		05 August 2013
Survey report	SF00666117		05 August 2013
Survey report	SF00666118		05 August 2013
Survey report	SF00666119		05 August 2013
Site plan			05 August 2013
Photos			05 August 2013

BH2013/02737

41 Princes Road Brighton

Erection of single storey rear extension.

Applicant: C Lean

Officer: Wayne Nee 292132

Refused on 07/10/13 DELEGATED

1) UNI

The proposed rear extension would extend beyond the original rear wall of the outrigger and wrap around to the rear elevation, forming an inappropriate addition which would erode the original plan form to the detriment of the character and appearance of the existing property. The proposal would therefore be contrary to policies HE6, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/02842

58-62 Lewes Road Brighton

Non material amendment to BH2008/02268 to relocation of entrance door to retail unit from central pane of shop front to left hand pane and associated amendments to shop front frames to suit.

Applicant: Wm Morrison Supermarkets Plc

Officer: Sue Dubberley 293817

Approved on 30/09/13 DELEGATED

BH2013/02853

The Open Market Marshalls Row and Francis Street Brighton

Application for Approval of Details reserved by condition 46 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group and The Brighton Open Market CIC

Report from: 10/10/2012 to: 30/10/2012

Officer: Maria Seale 292232
Approved on 02/10/13 DELEGATED

BH2013/02923

24 Warleigh Road Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Ms Penny Dann
Officer: Emily Stanbridge 292359
Approved on 26/09/13 DELEGATED

BH2013/02929

14 New Road Brighton

Installation of new shop front. (Retrospective)

Applicant: Little Jasmine Therapies Ltd
Officer: Wayne Nee 292132
Approved on 08/10/13 DELEGATED

BH2013/02964

68 London Road Brighton

Replacement of existing rear extension roof with installation of roof lights and rebuilding of rear wall.

Applicant: Richard & Associates
Officer: Liz Arnold 291709
Approved on 09/10/13 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	005		23rd August 2013
Existing Floor Layouts	001		23rd August 2013
Existing Elevations	002		23rd August 2013
Proposed Floor Layouts	003		23rd August 2013
Proposed Elevations	004		23rd August 2013

BH2013/03291

58 & 58A Compton Avenue Brighton

Certificate of Lawfulness for proposed internal alterations to facilitate the conversion of basement flat and maisonette into single dwelling house.

Applicant: Mr Fraser Laing
Officer: Andrew Huntley 292321
Approved on 04/10/13 DELEGATED

WITHDEAN

BH2013/02505

59 Balfour Road Brighton

Erection of detached garden room in rear garden.

Applicant: Ms Kay Watts

Officer: Adrian Smith 290478

Approved on 23/09/13 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	3		06/08/2013
Block plan	2		06/08/2013
Existing and proposed plans and elevations	1		23/07/2013

BH2013/02531

Park Manor London Road Preston Brighton

Application for approval of details reserved by condition 6 of application BH2012/03981.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 20/09/13 DELEGATED

BH2013/02578

71 Mandalay Court London Road Patcham Brighton

Replacement of existing single glazed grey aluminium framed windows/door to double glazed white UPVC units.

Applicant: Mrs Annette Green

Officer: Emily Stanbridge 292359

Approved on 03/10/13 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
Fourth to Seventh floor plans			30.07.2013
Site Location			04.09.2013
Window specifications			03.09.2013

Report from: 10/10/2012 to: 30/10/2012

BH2013/02700

Kingsmere London Road Preston Brighton

Formation of 8 no car parking spaces.

Applicant: Anstone Properties Ltd

Officer: Sonia Gillam 292265

Refused on 09/10/13 DELEGATED

1) UNI

The proposed development to the front of Block A would be located in a prominent section of the site, forsaking an area of open green space and footpath, and would therefore form an uncharacteristic feature in relation to the existing and original layout and harm the open appearance of this area of the site. The development would therefore harm the character and appearance of the area to the detriment of the visual amenities of the site and its surroundings. The proposal is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development is in close proximity to trees protected by Tree Preservation Order 1972/5a. In the absence of a detailed construction specification/ method statement the application has failed to demonstrate that the development would preserve the amenity value and health of trees which are subject to a Tree Preservation Order or retain existing open space, trees and grassed areas in an effective way. The proposal is therefore contrary to policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document 06: Trees and Development Sites.

3) UNI3

The proposed development, by virtue of the removal of a continuous section of footpath, would fail to provide for the needs of pedestrians by protecting the existing pedestrian routes. The proposal is therefore contrary policies TR7, TR8 and TR13 of the Brighton & Hove Local Plan.

BH2013/02937

2 Glen Rise Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.4m.

Applicant: Mr & Mrs M Sanders

Officer: Chris Swain 292178

Prior approval not required on 01/10/13 DELEGATED

BH2013/02992

27 Dene Vale Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant: Mr Keith Walkman

Officer: Jonathan Puplett 292525

Prior Approval is required and is approved on 03/10/13 DELEGATED

EAST BRIGHTON

BH2013/01874

37 Upper Abbey Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating 2 no. roof lights to the front, dormer to the rear and other associated works.

Applicant: David Phillips
Officer: Louise Kent 292198
Refused on 26/09/13 DELEGATED

BH2013/02238

Flat 2A 5 Eastern Terrace Brighton

Internal alterations to layout including removal of partition wall between bedroom and wardrobe and reposition of door between living room and bedroom.

Applicant: Irene Soler
Officer: Jonathan Puplett 292525
Approved on 25/09/13 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 as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

BH2013/02281

2 Chichester Place Brighton

Application for approval of details reserved by condition 2 of application BH2013/01133.

Applicant: Mrs Juliette Wright
Officer: Wayne Nee 292132
Approved on 23/09/13 DELEGATED

BH2013/02313

2 Chichester Place Brighton

Application for approval of details reserved by condition 2 of application BH2013/00016.

Applicant: Mrs Juliette Wright
Officer: Wayne Nee 292132
Approved on 01/10/13 DELEGATED

BH2013/02343

30 Whitehawk Road Brighton

Rebuild and extension of rear side return addition and removal of existing timber structure and erection of single storey rear extension (part retrospective).

Applicant: Mr Vijeyaratnam Thivakaram
Officer: Andrew Huntley 292321
Refused on 20/09/13 DELEGATED

1) UNI

The existing and proposed rear extensions, by virtue of their poor design, materials, size, bulk, siting and excessive plot coverage represents over-development of the site and would result in a visually bulky, intrusive and

incongruous addition to the property, which is unsympathetic to the design of the existing building, and as a result would be detrimental 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 and SPD12 Design Guide for Extensions and Alterations.

BH2013/02411

St Marys Hall Eastern Road Brighton

Removal of redundant external light fittings and installation of new lighting and column mounted external lights. (Part retrospective)

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 23/09/13 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	P1	19.07.13
Site Block Plan	AL601	Rev F	19.07.13
Electrical Services External Lighting Layout	WSP-0170-MB13-E-017	G6	19.07.13
Main Building E S & W Elevations	AL623	Rev F	29.07.13
Main Building Lighting/fixtures removed from E S & W Elevations	AL629	Rev P2	29.07.13
Delta Flood Lighting specification			19.07.13
Sirocco Spoke Lamp Specification			19.07.13

BH2013/02412

St Marys Hall Eastern Road Brighton

Removal of redundant external light fittings and installation of new lighting and column mounted external lights. (Part retrospective)

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 23/09/13 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.

BH2013/02439

St Marys Hall Eastern Road Brighton

Alterations to main building including new access doors.

Report from: 10/10/2012 to: 30/10/2012

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 24/09/13 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 H	19.07.13
Site Block Plan	AL601	Rev E	19.07.13
Lower Ground floor (existing)	9271210		19.07.13
South, East and West elevations	9271210		19.07.13
Proposed Plans Estate Offices and stores	AL640	Rev P3	30.07.13
Estates workshops - proposed sections and elevations	AL641	Rev P3	30.07.13
Lower Ground floor layout (proposed)	AL110	Rev PL3	19.07.13
Estates - New door elevations	AD69	Rev P1	30.07.13

BH2013/02440

St Marys Hall Eastern Road Brighton

External and internal alterations to lower ground floor of main building including new access doors and changes to layout.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 24/09/13 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 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 H	19.07.13
Site Block Plan	AL601	Rev E	19.07.13
Lower Ground floor (existing)	9271210		19.07.13
South, East and West	9271210		19.07.13

elevations			
Proposed Plans Estate Offices and stores	AL640	Rev P3	30.07.13
Estates workshops - proposed sections and elevations	AL641	Rev P3	30.07.13
Lower Ground floor layout (proposed)	AL110	PL3	19.07.13
Estates - New door elevations	AD69	Rev P1	30.07.13

HANOVER & ELM GROVE

BH2013/00877

20 Southover Street Brighton

Application for variation of condition 5 of application BN90/1591/F to alter the opening hours to 1600 - 2400 Sunday to Thursday and 1600 - 0100 Friday and Saturday.

Applicant: Hanover Grill

Officer: Robin K Hodgetts 292366

Refused on 08/10/13 DELEGATED

1) UNI

The increased opening hours together with the proximity of the site to residential properties would have a significant adverse impact on adjacent and nearby residential properties in terms of increased noise disturbance. The scheme is therefore considered detrimental to residential amenity and is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/02256

166 Lewes Road Brighton

Erection of single storey store to rear (Retrospective)

Applicant: Mr S Syed

Officer: Chris Swain 292178

Refused on 24/09/13 DELEGATED

1) UNI

The development, by reason of its scale, design, height and footprint, would result in an unsympathetic and contrived building that detracts from the original form of the building, resulting in an overextended building and an overdevelopment of the site, to the detriment of the appearance and character of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2013/02450

10 Finsbury Road Brighton

Certificate of lawfulness for proposed single storey rear extension and alteration and enlargement of existing window to dormer.

Applicant: Mr & Mrs Kingdom

Officer: Louise Kent 292198

Approved on 24/09/13 DELEGATED

BH2013/02495

39 Montreal Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating 2no roof lights to the front and dormer to the rear.

Applicant: Mrs Janet Wingrove
Officer: Louise Kent 292198
Approved on 23/09/13 DELEGATED

BH2013/02499

70 Sandown Road Brighton

Erection of rear conservatory extension to ground floor flat.

Applicant: Mr Richard Murphy
Officer: Andrew Huntley 292321

Approved on 01/10/13 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 windows in the northern elevation of the development hereby permitted as shown on Plan 103-PA-013 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

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 and Block Plan	103-PA-001	A	06.08.2013
Existing Ground Floor Plan	103-PA-005	A	23.07.2013
Existing Sectional Elevations	103-PA-006	B	23.07.2013
Proposed Ground Floor Plan	103-PA-012	B	23.07.2013
Proposed Elevation and Sections	103-PA-013		23.07.2013
Elevation, Plan and Section			23.07.2013

BH2013/02539

1 De Montfort Road Brighton

Certificate of Lawfulness for existing use as a residential dwelling.

Applicant: Lindene GB Promotions
Officer: Anthony Foster 294495

Refused on 02/10/13 DELEGATED

BH2013/02586

Woodvale Crematorium Lewes Road Brighton

Replacement of 4 no. existing doors.

Applicant: Mr Paul Holloway
Officer: Liz Arnold 291709

Approved on 19/09/13 OTHER

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.

BH2013/02620

243 Hartington Road Brighton

Non material amendment to BH2012/00173 to allow for alterations including the omission of the lower ground floor level of the dwelling, the installation of 2no. velux windows to front elevation, changes to rear fenestration and replacement of garden office (retrospective).

Applicant: Mr M Knight

Officer: Jonathan Puplett 292525

Refused on 19/09/13 DELEGATED

1) UNI

The proposed amendments to the approved scheme are considered to cumulatively result in an appearance which is materially different to that which was previously approved.

BH2013/02659

52 Cobden Road Brighton

Erection of single storey rear extension.

Applicant: Ms Sally Ann Russell

Officer: Chris Swain 292178

Approved on 26/09/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	CH560/001		
Existing plans, elevations and sections	CH560/002		
Existing elevations and sections	CH560/003		
Proposed plans, elevations and sections	CH560/004		
Proposed elevations and sections	CH560/005		

BH2013/02771

90 Hartington Road Brighton

Conversion of existing house to form 1no maisonette and 2no flats and associated works.

Applicant: Miss Faye Phillips

Officer: Anthony Foster 294495

Report from: 10/10/2012 to: 30/10/2012

Approved on 08/10/13 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

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.

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 development hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

No 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.

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 location Plan			13/08/2013
Existing and Proposed Block Plan	00	D	13/08/2013
Existing Ground and Lower Ground Floor Plan	01		13/08/2013
Existing First Floor and Roof Plans	02		13/08/2013
Existing North Elevation	03		13/08/2013
Existing West Elevation	04		13/08/2013
Existing South Elevations	05		13/08/2013
Existing Section A-A	06		13/08/2013
Proposed Lower and Ground			13/08/2013

Floor Plans SKETCH A			
Proposed First and Second Floor Plans	08	A	13/08/2013
Proposed North Elevation	09	B	13/08/2013
Proposed West Elevation	10	B	13/08/2013
Proposed South Elevation	11	B	13/08/2013
Proposed Section A-A	12		13/08/2013

6) UNI

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

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

HOLLINGDEAN & STANMER

BH2013/00157

Attenborough Centre for the Creative Arts Gardner Centre Road University of Sussex Brighton

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

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 20/09/13 DELEGATED

1) BH01.05

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

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

2) UNI

No development shall take place until details of the new roof-top condenser units, including all dimensions in relation to the existing parapet walls, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and retained as such thereafter.

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

3) UNI

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

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

4) UNI

No development shall take place until details and samples of all new external lighting, bollards and paving have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and retained as such thereafter.

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

5) UNI

No works shall take place until 1:20 scale elevations of the new disabled passenger lift and supporting masonry structure have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

6) UNI

No development shall take place until full manufacturer's details of the tension wire grid, including full details of the frames and mesh have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and retained as such thereafter.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

No development shall take place until 1:20 scale elevations of the glass balustrade to teaching tower 3, including full-scale sections through frames and mullions have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

10) UNI

No development shall take place until 1:20 scale elevations and sections of the acoustic wall treatment to the auditorium, including details of the final finishes; have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

11) UNI

No development shall take place until 1:20 scale elevations the proposed new internal doors have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

12) UNI

No development shall take place until 1:20 scale elevations and sections through framing elements of the green wall to the external plant area, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

13) UNI

Plan Type	Reference	Version	Date Received
Site location plan			26 Jul 2013
Existing and proposed elevations	2013_02_300		16 September 2013
Internal window details	2013_02_500		16 September 2013
External window details	2013_02_501		16 September 2013
Photos	2013_02_502		16 September 2013

14) UNI

No works shall take place until a sample of the proposed motorised fabric banners to the auditorium 'ears' and details of the proposed lifting mechanism has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and retained as such thereafter.

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

BH2013/01269

Saunders Park Lewes Road Brighton

Change of use of part of existing building from public toilets and parks rangers office (Sui Generis) to public toilets (Sui Generis) and café (A3) with external seating and associated alterations including installation of security shutters and retractable awning (part-retrospective).

Applicant: Mr Damien Smith-Taylor

Officer: Chris Swain 292178

Approved on 27/09/13 DELEGATED

1) UNI

Within one month of this decision, full details of the storage of refuse and recycling, including an elevational drawing, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full within four months of the date of this permission and the refuse and recycling storage facilities shall thereafter be retained 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.

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 layout	01		11 July 2013
Proposed layout	02		11 July 2013

Proposed interior layout	03		11 July 2013
Existing and proposed S/E elevations	04		11 July 2013
Existing N/E elevation	05		11 July 2013
Proposed N/E elevation	06		11 July 2013
Existing S/W elevation	07		11 July 2013
Proposed S/W elevation	08		11 July 2013
Block plan	09		24 June 2013
Site location plan	10		24 June 2013

BH2013/01791

75 Stanmer Villas Brighton

Alterations to convert two storey detached garage/office to habitable accommodation incorporating revised gates to North boundary fence, installation of new gates and posts to East boundary wall and associated works.

Applicant: Ms Kay Aplin

Officer: Anthony Foster 294495

Approved on 30/09/13 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 ancillary accommodation hereby approved shall not be occupied unless or until the lower half of the two windows on the east elevation serving the kitchen and living room at first storey level have been glazed 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 proposed self contained habitable accommodation as detailed on proposed plans drawing no. TA706/27 rev D shall be used only as ancillary accommodation in connection with the enjoyment of the main property number 75 Stanmer Villas as a single dwelling house and not as a separate dwelling unit of accommodation in its own right.

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

4) UNI

Access to the flat roof over the rear extension shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

5) UNI

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	01		03/06/2013
Existing Site Plan	02		03/06/2013

Existing Ground Floor Plan	03		03/06/2013
Existing Lower ground floor plan	04	A	03/06/2013
Existing Section AA	05		03/06/2013
Existing Section BB	06		03/06/2013
Existing Section CC & DD	07		03/06/2013
Existing Street Elevation	08		03/06/2013
Existing Plans	09		03/06/2013
Existing Plans	10	A	03/06/2013
Existing Elevations	11	B	03/06/2013
Existing Elevations	12	B	03/06/2013
Existing Street Elevation	13	B	03/06/2013
Proposed ground floor plan	20	B	03/06/2013
Proposed Lower ground floor plan	21	A	03/06/2013
Proposed Section AA	22	B	03/06/2013
Proposed Section BB	23	A	03/06/2013
Proposed Section CC & DD	24	A	03/06/2013
Proposed Plans	26		03/06/2013
Proposed Plans	27	D	03/06/2013

6) UNI

The external finishes of the proposed walls and roof 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.

BH2013/01922

3 Brentwood Crescent Brighton

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

Applicant: Mr Eva Tsang

Officer: Jonathan Puplett 292525

Approved on 03/10/13 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 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) UNI

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

occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

4) UNI

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			01/07/2013
Existing and Proposed Floor Plans			01/07/2013

BH2013/01947

31 Coldean Lane Brighton

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

Applicant: Clive Morgan

Officer: Jonathan Puplett 292525

Refused on 03/10/13 DECISION ON APPEAL

1) UNI

The proposed change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) 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.

BH2013/02077

2 Dudley Road Brighton

Application for Approval of Details Reserved by Conditions 6, 7, 8, 9, 10, 11, 12 and 13 of application BH2012/03304.

Applicant: Griston Lahaise Cross LLP

Officer: Sue Dubberley 293817

Approved on 24/09/13 DELEGATED

BH2013/02093

1 Mountfields Brighton

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2013/00410

Applicant: Mr Nicholas Browne

Officer: Anthony Foster 294495

Approved on 23/09/13 DELEGATED

BH2013/02100

10 Barrow Hill Brighton

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

Applicant: Miss Vanessa Parr

Officer: Jonathan Puplett 292525

Refused on 25/09/13 DELEGATED

1) UNI

The proposed change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) 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.

BH2013/02471

143 Horton Road Brighton

Certificate of Lawfulness for proposed loft conversion with new rear dormer.

Applicant: Mr Ben Bayram

Officer: Liz Arnold 291709

Approved on 23/09/13 DELEGATED

BH2013/02489

143 Horton Road Brighton

Erection of two storey side extension and a front porch.

Applicant: Mr Ben Bayram

Officer: Liz Arnold 291709

Approved on 26/09/13 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			29th July 2013
Front Elevation - Existing			29th July 2013
Rear Elevation - Existing			29th July 2013
North Side Elevation - Existing			29th July 2013
South Side Elevation - Existing			29th July 2013
Ground Floor Existing			29th July 2013
First Floor - Existing			29th July 2013
Block Plan			23rd September 2013
Front Elevation - Proposed			23rd September 2013
Rear Elevation - Proposed			23rd September 2013

Ground Floor - Proposed			23rd 2013	September
First Floor - Proposed			23rd 2013	September
First Floor - Proposed			23rd 2013	September
North Side Elevation - Proposed			23rd 2013	September
South Side Elevation - Proposed			23rd 2013	September

BH2013/02722

14 Hollingbury Park Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and front roof lights.

Applicant: Mr Paul Hutchings

Officer: Andrew Huntley 292321

Approved on 27/09/13 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2013/01532

23 Redvers Road Brighton

Enlargement of existing rear extension at ground floor level. Creation of a first floor extension with roof light over existing extension.

Applicant: Ms Lucy Oakley

Officer: Chris Swain 292178

Approved on 19/09/13 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 elevations of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

The 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, existing and proposed plans and elevations	269/1A		25 July 2013

BH2013/01921

75 Hornby Road Brighton

Erection of a rear first floor extension with pitched roof. (Retrospective)

Applicant: Mr & Mrs L Constable

Report from: 10/10/2012 to: 30/10/2012

Officer: Sue Dubberley 293817

Refused on 09/10/13 DELEGATED

1) UNI

The development would result in an overbearing and unneighbourly form of development when viewed from the adjacent property, 73 Hornby Road. It would result in loss of outlook and a heightened sense of enclosure, and, cause loss of light to the adjoining property. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed two-storey extension, and particularly the first floor window and tile hanging to the front and side elevations, would be poorly sited, designed and detailed and would create an overextended and piecemeal appearance to the existing building. The proposal would therefore be detrimental to the character and appearance of the existing building and the visual amenities of the surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12, Design Guide for Extensions and Alterations.

BH2013/01979

48 Widdicombe Way Brighton

Erection of single storey rear extension to small house in multiple occupation (C4).

Applicant: Mr Robert Dunphy

Officer: Andrew Huntley 292321

Approved on 27/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Site Location Plan A			14.06.2013
Existing Plans and Elevations B			14.06.2013
Proposed Plans and Elevations D			28.06.2013

BH2013/02249

The Keep Woollards Way Brighton

Display of one internally illuminated directional sign and non-illuminated totem, painted and wall hanging signs.

Report from: 10/10/2012 to: 30/10/2012

Applicant: East Sussex County Council

Officer: Mick Anson 292354

Approved on 08/10/13 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) BH10.08

The advertisement shall not be illuminated later than (22:00) or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before [09:00] on any day.

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

BH2013/02434

47A 48A & 49A The Highway Brighton

Conversion of loft space above flats into habitable living space incorporating 3no dormers to the rear.

Applicant: Mr Paresh Patel

Officer: Jonathan Puplett 292525

Approved on 23/09/13 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			29/07/2013
Existing Ground Floor Plan	01		25/07/2013
Existing First Floor Plan	02		25/07/2013
Existing Roof Plan	03		25/07/2013
Existing Elevations	04		25/07/2013
Existing Elevations	05		25/07/2013
Proposed First Floor Plan	06		25/07/2013
Proposed Block Plan A			20/09/2013
Proposed Loft Plan	07	A	20/09/2013
Proposed Roof Plan	08	A	20/09/2013
Proposed Elevations	09	A	20/09/2013
Proposed Elevations	10	A	20/09/2013

BH2013/02490

3 Hillside Brighton

Demolition of existing side annexe & erection of 2 no three bedroom semi detached houses.

Applicant: Mr & Mrs Graham Smith

Officer: Sonia Gillam 292265

Refused on 30/09/13 DELEGATED

1) UNI

The proposed development, by virtue of the siting of the new dwellings proposed, would result in a form of development which would be out of character with the properties in the surrounding area which have a distinctive pattern and a regular

building form and line. The proposed development would be contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of the siting of the new dwellings proposed, would have an overbearing and unduly prominent impact upon the existing property and garden at no. 3 Hillside. The proposed development would also cause overlooking of this neighbouring property and loss of privacy for neighbouring occupiers. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of the siting of the new dwellings proposed, would result in a poor level of amenity for the future occupants by reason of an unacceptable degree of overlooking from the existing property, no. 3 Hillside, leading to a loss of privacy. As such, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposal represents development in the rear garden classified as Greenfield land. Given the sensitive nature of the location, the highest level of sustainability must be sought for the proposed dwellings. The applicant has failed to demonstrate that the proposed dwelling would achieve Code for Sustainable Homes Level 5. The proposal is considered to be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document on Sustainable Building Design (SPD 08).

BH2013/02653

144 Hillside Brighton

Erection of 2no. semi detached two storey, two bedroom houses.

Applicant: Mr D Evans

Officer: Wayne Nee 292132

Refused on 27/09/13 DELEGATED

1) UNI

The proposed development, by virtue of the subdivision of the plot would result in a form of development which would be out of character with the surrounding area and as such would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwellings are considered to form an inappropriate and cramped development in excess of what might reasonably be expected to be achieved on this limited plot site. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwellings, by reason of the limited plot size and the arrangement of the adjoining sites, would represent a cramped and overbearing development to the detriment of the amenities of the occupiers of neighbouring properties. There would also be a loss of amenity by virtue of actual loss of privacy and overlooking to nos. 144 & 146 Hillside. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/02658

20 Ashurst Road Brighton

Change of use from small house in multiple occupation (C4) to house in multiple occupation (Sui Generis) with alterations including changes to layout of windows and new door to front. (Part retrospective).

Applicant: Mr Oliver Dorman

Officer: Wayne Nee 292132

Refused on 08/10/13 DELEGATED

1) UNI

Notwithstanding the submitted floor plans, the proposed Sui Generis use, due to the over-subdividing of rooms, lack of shared communal spaces and the cramped form, would result in a poor level of amenity for future occupiers of the property and over intensification of the use of the dwelling. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal represents over intensification of the use of the property which was originally built as a modest 3 bed family dwelling. The occupation of the property with 8 individuals would result in a material increase in noise and disturbance that would cause harm to neighbouring amenity. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed alterations to the front elevation ground floor window would result in an awkward and untidy fenestration arrangement in a prominent position on the property. This would be detrimental to the character and appearance of the property itself and the street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/02900

74 Hillside Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Andy Spectre

Officer: Chris Swain 292178

Prior approval not required on 01/10/13 DELEGATED

BH2013/02938

57 Barcombe Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: R S Contraction

Officer: Chris Swain 292178

Prior approval not required on 30/09/13 DELEGATED

QUEEN'S PARK

BH2013/00839

6-7 Old Steine Brighton

Replacement of all rear windows, repair and refurbishment of front windows including replacement of selected windows at first floor to match original window arrangement, render repairs, repair works to the roof and the repainting of the building.

Applicant: Mr Daniel Nathan

Officer: Andrew Huntley 292321

Approved on 07/10/13 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 roof strengthening works shall take place until full details for the works 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 method statement.

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

3) UNI

The new windows on the front elevation at first floor level on No. 7 Old Steine hereby approved shall be single glazed painted timber vertical sliding sashes 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 policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The new windows on the rear elevations hereby approved shall include the horn detailing as shown on drawing number 0419 submitted on the 28th May 2013.

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

BH2013/01064

6-7 Old Steine Brighton

Replacement of all rear windows, repair and refurbishment of front windows including replacement of selected windows at first floor to match original window arrangement, render repairs, repair works to the roof and the repainting of the building.

Applicant: Mr Daniel Nathan

Officer: Andrew Huntley 292321

Approved on 07/10/13 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 windows on the front elevation at first floor level on No. 7 Old Steine hereby approved shall be single glazed painted timber vertical sliding sashes 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 policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Plan Type	Reference	Version	Date Received
Site and Block Plan	(10)001		03.04.2013
Existing Elevations	(30)001		03.04.2013
Existing Elevations	(30)002		03.04.2013
Existing Basement Plan	(20)B01		03.04.2013

Existing Ground Floor Plan	(20)000		03.04.2013
Existing First Floor Plan	(20)001		03.04.2013
Existing Second Floor Plan	(20)002		03.04.2013
Existing Third Floor Plan	(20)003		03.04.2013
Existing Fourth Floor Plan	(20)004		03.04.2013
Existing Roof Plan	(20)005		03.04.2013
Existing Section AA	(40)001		03.04.2013
Existing Section BB	(40)002		03.04.2013
Existing Window Details	(50)001		03.04.2013
Proposed Basement Plan	(21)B01	D	08.07.2013
Proposed Ground Floor Plan	(21)000	D	08.07.2013
Proposed First Floor Plan	(21)001	D	08.07.2013
Proposed Second Floor Plan	(21)002	D	08.07.2013
Proposed Third Floor Plan	(21)003	D	08.07.2013
Proposed Fourth Floor Plan	(21)004	D	08.07.2013
Proposed Roof Plan	(21)005	D	08.07.2013
Proposed Elevations	(31)001	D	08.07.2013
Proposed Elevations	(31)002	D	08.07.2013

4) UNI

The new windows on the rear elevations hereby approved shall include the horn detailing as shown on drawing number 0419 submitted on the 28th May 2013.

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

BH2013/01763

97A St James's Street Brighton

Replacement UPVC casement windows and the insertion of two new windows on the northern elevation at first floor level.

Applicant: Southern Housing Group

Officer: Andrew Huntley 292321

Approved on 26/09/13 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 two new windows W16 and W17, as shown on amended plan 05 A received on the 18.07.2013 in the northern elevation at first floor level of the building shall not be glazed otherwise than with obscured glass and shall be inwards opening only 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
Location and Block Plan	04	A	12.06.2013
Existing Elevations	02	A	18.07.2013
Proposed Elevations	05	A	18.07.2013

Typical Window	06		12.06.2013
Proposed Window Types	07		12.06.2013

BH2013/01945

13 Old Steine Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 7, 8, 9 and 10 of application BH2011/02687

Applicant: Henry Streeter (Automotive) Ltd

Officer: Sue Dubberley 293817

Split Decision on 25/09/13 DELEGATED

1) UNI

The details pursuant to conditions 8, 9 and 10 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 5, 6, 7, are NOT APPROVED for the reason(s) set out in section 8. Condition 5 Reason: The enamelled glass sample is not acceptable in this location.

2) UNI2

Condition 6: Reason: The cycle parking spaces being proposed are in unsatisfactory locations, that would not be useable.

3) UNI3

Condition 7 Insufficient information submitted to adequately show that internal noise levels will be complaint with BS8233.

BH2013/01968

12A Richmond Parade Brighton

Demolition of existing two storey building and erection of five storey building comprising of 1no office unit (B1) at basement level and 4no two bedroom flats (C305) from ground floor to third floor with roof terrace at fourth floor.

Applicant: Mr Ed Derby

Officer: Anthony Foster 294495

Approved on 24/09/13 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 ground floor commercial use hereby permitted shall not operate except between the hours of 08.00 and 21.00 on Mondays to Saturdays and 09:00 and 20:00 on Sundays and Bank/Public Holidays.

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

3) UNI

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

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto the workspace hereby approved shall be used only for uses within Class B1 and for no other use.

Reason: To ensure the amenity of residential properties in the building are protected and to ensure a business use is retained on the site, in accordance with policies QD27 and EM6 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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

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

7) UNI

The hall windows at ground, first, second and third floors in the eastern elevation of the development hereby permitted shall be obscure glazed 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.

8) UNI

No development shall take place until samples of the materials of the external finish cladding, windows, doors, and balustrade (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 take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the landscaping of the roof terrace, 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.

10) 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.

11) UNI

No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority indicating measures to be taken to insulate the development against the transmission of noise from the workspace (such measures shall include the sound insulation of all units within the development from noise transmitted between them). No flats hereby permitted shall be occupied until the approved sound insulation scheme has been fully implemented.

Reason: To ensure the amenity of residential properties in the building are protected in accordance with policy QD27 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until a written scheme for the ventilation of the residential units has been submitted to and approved by the Local Authority so that all the residential units meet the internal 'good' internal noise level standards of BS8233:1999 and World Health Organisation for living rooms and bedrooms and internal individual noise events do not exceed 45dB LAmax as per BS8233:1999.

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

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until Design Stage/Interim Code for Sustainable Homes Certificates demonstrating that the development hereby approved achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units have 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.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until Design Stage/Interim Code for Sustainable Homes Certificates demonstrating that the development hereby approved achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units have 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.

15) UNI

Notwithstanding the details shown in the approved drawings, the development hereby permitted shall not be commenced until revised 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.

16) UNI

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

17) UNI

The development hereby permitted shall not be commenced until details of sustainability measures in relation to the B1a commercial unit have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

18) UNI

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

19) 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.

20) 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 & Block Plan	100		14/06/2013
Existing Plan & Elevations	101		14/06/2013
Proposed Floor Plans			14/06/2013

Proposed elevations 1 of 2	12-001-302	B	11/07/2013
Proposed elevations 2 of 2	12-001-303	B	11/07/2013
Contextual Elevations	12-001-304	A	11/07/2013

BH2013/01985

Alvia Hotel 36 Upper Rock Gardens Brighton

Demolition of upper ground floor rear extension and staircase and erection of lower and upper ground floor rear extensions with staircase.

Applicant: Alvia Hotel

Officer: Chris Swain 292178

Refused on 25/09/13 COMMITTEE

1) UNI

1. The proposed development by reason of its scale, design, depth and detailing would result in an overly dominant addition that would have a significantly detrimental impact upon the appearance and character of the building, the wider terrace and the East Cliff Conservation Area, contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason its height, design, and depth would result in a significantly overbearing impact, a loss of light and an unacceptable sense of enclosure towards the adjoining property, No.35 Upper Rock Gardens. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02139

3 Royal Crescent Brighton

Demolition of existing garage/store in rear garden and erection of garden room.

Applicant: Ms Helen Smith

Officer: Andrew Huntley 292321

Approved on 25/09/13 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	380/PA1		24.06.2013
Existing Rear Garden Plan	380/PA2		24.06.2013
Existing Sections and Elevations	380/PA3		24.06.2013
Existing and Proposed Rear Elevation	380/PA4		24.06.2013
Proposed Rear Garden Plan	380/PA5		24.06.2013
Proposed Sections and Elevations	380/PA6		24.06.2013
Proposed Details	380/PA7		24.06.2013

3) UNI

Notwithstanding Condition 4 above, the proposed garden room doors facing onto Royal Crescent Mews, shall only open inwards and be retained as such thereafter.

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

4) UNI

No works shall take place until full details of the proposed doors onto Royal Crescent Mews including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and retained as such thereafter.

Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and the preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

BH2013/02140

3 Royal Crescent Brighton

Demolition of existing garage/store in rear garden and erection of garden room.

Applicant: Ms Helen Smith

Officer: Andrew Huntley 292321

Approved on 25/09/13 COMMITTEE

1) UNI

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

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

2) UNI

No works shall take place until full details of the proposed doors onto Royal Crescent Mews including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and retained as such thereafter.

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

3) UNI

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

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

BH2013/02199

29 Park Street Brighton

Report from: 10/10/2012 to: 30/10/2012

Change of Use from residential dwelling (C3) to House in Multiple Occupation (C4) .

Applicant: Mr Richard McEwan
Officer: Jonathan Puplett 292525

Approved on 03/10/13 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 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) UNI

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

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

4) UNI

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			27/06/2013
Block Plan			27/06/2013
Existing Floor Plan			08/07/2013
Existing Floor Plan			08/07/2013
Existing Floor Plan			08/07/2013
Proposed Floor Plan			08/07/2013
Proposed Floor Plan			08/07/2013
Proposed Floor Plan			08/07/2013

BH2013/02223

Royal Crescent Mansions 100 Marine Parade Brighton

Replacement of carpet covering to main entrance hallway with porcelain tiles.

Applicant: Brentwood Management Ltd

Officer: Wayne Nee 292132

Refused on 30/09/13 DELEGATED

1) UNI

The proposed re-surfacing of the entrance hall would involve the fixing of tiles to the original material beneath the existing carpet, which would result in irreversible harm to the historic interior of the entrance hallway. The development would

therefore harm the historic character and appearance of the Grade II listed building which is contrary to the aims of policies HE1, HE4 and SPGBH 11.

BH2013/02363

11 Sutherland Road Brighton

Installation of air conditioning unit to the rear at ground floor level (Retrospective).

Applicant: Mr Chaudhry

Officer: Chris Swain 292178

Refused on 24/09/13 DELEGATED

1) UNI

The installed plant results in noise disturbance to the occupiers of adjoining residential properties to the detriment to their residential amenity. The applicant has failed to provide information detailing mitigation measures which would satisfactorily address this noise disturbance. The proposal is therefore contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/02453

10 Bristol Road Brighton

Replacement of 2no. windows and 1no. door to ground floor.

Applicant: Sequence (UK) Ltd

Officer: Christopher Wright 292097

Refused on 08/10/13 DELEGATED

1) UNI

The proposed replacement windows and door would, by reason of the design, detailing and form, fail to replicate the design and detailing of the existing windows and door, which are considered to make a positive and attractive contribution to both the appearance of the building and the character of the wider conservation area visually. As such the proposal would have a detrimental visual impact on the character and appearance of both the recipient building and the wider East Cliff Conservation Area, contrary to policy HE6 of the Brighton & Hove Local Plan 2005 and SPD09: Architectural Features.

BH2013/02534

11 Royal Crescent Brighton

Internal alterations to layout of house.

Applicant: Susan Humphreys

Officer: Chris Swain 292178

Approved on 01/10/13 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 original cornicing and skirting damaged by the removal of the partitions shall be repaired to exactly match existing and retained as such thereafter.

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

BH2013/02587

42 & 43 George Street Brighton

Application for Approval of Details Reserved by Condition 17 of application BH2011/02016.

Applicant: Meadowbridge Properties Ltd

Officer: Sue Dubberley 293817

Approved on 01/10/13 DELEGATED

BH2013/02777**Flat 7 Royal Crescent Mansions 100 Marine Parade Brighton**

Internal alterations to layout of flat.

Applicant: Ms Jacki Heppard & Ms Leslie-Ann Reed**Officer:** Wayne Nee 292132**Approved on 03/10/13 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 ventilation grilles or flues shall be fixed to or penetrate any external elevation.

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

ROTTINGDEAN COASTAL**BH2013/01564****The Library The Grange The Green Rottingdean**

Infill extension to form WC incorporating revised above ground drainage.

Applicant: Brighton & Hove City Council**Officer:** Chris Swain 292178**Approved on 20/09/13 DELEGATED****1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Floor plans	RL001		16 May 2013
Site plan	1053/001		16 May 2013
Block plan	1053/002		16 May 2013
Conservation Area plan	1053/003		16 May 2013
Existing floor plan	1053/004		16 May 2013
Existing elevations 1	1053/005		16 May 2013
Existing elevations 2	1053/006		16 May 2013
Existing sections	1053/007		16 May 2013
Proposed WC plan	1053/010	A	11 July 2013
Proposed elevations A&B	1053/011		16 May 2013
Proposed elevations C&D	1053/012	A	11 July 2013
Proposed section A:A	1053/014		11 July 2013
Proposed section B:B	1053/015		16 May 2013
Proposed roof plan	1053/016		16 May 2013

BH2013/01565

The Library The Grange The Green Rottingdean

Infill extension to form WC incorporating revised above ground drainage.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved Secretary of State on 20/09/13 OTHER

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.

BH2013/01938

52 Ainsworth Avenue Brighton

Erection of extension to first floor including dormer and window to front, windows to sides and Juliet balconies to rear.

Applicant: Mr N Childs

Officer: Pete Campbell 292359

Approved on 26/09/13 COMMITTEE

1) UNI

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

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

2) UNI

The first floor windows to the side east and west elevations 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 properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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, location & block plans	0240.EXG.001	B	13/06/2013
Existing section & elevations	0240.EXG.002	A	13/06/2013
Proposed floor plans	0240.PL.001	A	13/06/2013
Proposed section & elevations	0240.PL.002		13/06/2013
Design and Access Statement			

BH2013/01991

19 Gorham Avenue Rottingdean Brighton

Report from: 10/10/2012 to: 30/10/2012

Alterations and extensions to paved patio area and widening and extension to steps to rear garden.

Applicant: Mr Robert Fodor

Officer: Kate Brocklebank 292175

Approved on 03/10/13 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	1202 Loc 2		8 July 2013
Block Plan	1202 Block 2		8 July 2013
Plans Sections and Elevations	1202/101		8 July 2013
Plans and Sections	1202 003		17 June 2013

BH2013/02031

Land rear of Sussex Mansions 39-40 Sussex Square Brighton

Erection of 3no bedroom house to rear, utilising existing basement space located under garden with associated parking.

Applicant: Ian Barr & Susan Jacobs

Officer: Anthony Foster 294495

Refused on 27/09/13 DELEGATED

1) UNI

Insufficient information has been submitted regarding the historic and architectural significance and structural integrity of 39 and 40 Sussex Square, the basement and surrounding walls to demonstrate the structural stability would not be undermined by the proposed development. Notwithstanding the lack of information, the proposal is considered unacceptable in heritage terms as it would lead to the complete loss of the basement structure which would have a substantial harmful impact on the significance of this Grade I Listed Building. The proposal is therefore contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed subdivision of the existing and original townhouse plots would result in further and in all probably permanent loss of the original proportions of the plots, and their original relationship with the heritage asset. The resultant plot sizes would also be of an insufficient size in relation to the character and status of the main listed buildings. As such the proposals would have a detrimental impact upon the architectural, historic character, spacing and appearance of the Listed Building and Kemp Town Conservation Area, contrary to policies QD1, QD2, HE1 HE3, and HE6 of the Brighton & Hove Local Plan.

3) UNI2

The proposed alterations to the rendered masonry boundary wall would result in the loss of the original form of the historic wall which rises to the rear of the plot and is characteristic in the area. The proposal would therefore have a harmful impact on the significance of the heritage asset and Kemp Town Conservation

Area an, contrary to policies QD1, QD2, HE1 HE3, and HE6 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would provide an unsatisfactory residential environment for the future occupiers of the proposed dwellings by virtue of poor level of outlook, direct overlooking by adjoining occupiers and potential noise and disturbance from the adjoining electrical substation contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

5) UNI5

The proposed roof terrace by virtue of its size and siting, would adversely affect the amenities of the occupiers of Nos. 40A Sussex Square resulting in loss of privacy, and interlocking, contrary to policy QD27 of the Brighton & Hove Local Plan.

6) UNI6

The applicant has failed to demonstrate the existing site is free from harmful contaminants and as such will not have a detrimental impact upon health of the future occupiers, contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan.

BH2013/02032

Land rear of Sussex Mansions 39-40 Sussex Square Brighton

Erection of 3no bedroom house to rear, utilising existing basement space located under garden.

Applicant: Ian Barr & Susan Jacobs

Officer: Anthony Foster 294495

Refused on 27/09/13 DELEGATED

1) UNI

Insufficient information has been submitted regarding the historic and architectural significance and structural integrity of 39 and 40 Sussex Square, the basement and surrounding walls to demonstrate the structural stability would not be undermined by the proposed development. Notwithstanding the lack of information, the proposal is considered unacceptable in heritage terms as it would lead to the complete loss of the basement structure which would have a substantial harmful impact on the significance of this Grade I Listed Building. The proposal is therefore contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed subdivision of the existing and original townhouse plots would result in further and in all probably permanent loss of the original proportions of the plots, and their original relationship with the heritage asset. The resultant plot sizes would also be of an insufficient size in relation to the character and status of the main listed buildings. As such the proposals would have a detrimental impact upon the setting and historic character of the Listed Building and adjoining listed assets contrary to policy HE3 of the Brighton & Hove Local Plan.

3) UNI3

The proposed alterations to the rendered masonry boundary wall would result in the loss of the original form of the historic wall which rises to the rear of the plot and is characteristic in the area. The proposal would therefore have a harmful impact on the significance of the heritage asset contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

BH2013/02142

Land Outside 28 Marine Drive Rottingdean Brighton

Display of a temporary non-illuminated advertising board for a period of 15 months. (Retrospective).

Applicant: Generator
Officer: Sue Dubberley 293817
Approved on 30/09/13 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

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

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

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

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The advertisement hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing, on or before 31st January 2015.

Reason: The advertisement hereby approved is not considered suitable as a permanent form of development to safeguard visual amenity and to comply with policy QD12 of the Brighton & Hove Local Plan.

BH2013/02151

Ketts Ridge Ovingdean Road Brighton

Installation of raised decking to rear of property (Retrospective).

Applicant: Mr Ken Christie

Officer: Jonathan Puplett 292525

Refused on 03/10/13 DELEGATED

1) UNI

Use of the raised decking would result in increased overlooking of the rear gardens and rear windows of 'Winton', 1 and 3 Ovingdean Close, and would significantly diminish the sense of privacy which residents of these neighbouring properties currently enjoy. The development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02188

SGN Holder Station Boundary Road Black Rock Brighton

Demolition of two redundant gasholders and associated plant.

Applicant: Southern Gas Networks

Officer: Jonathan Puplett 292525

Approved on 30/09/13 DELEGATED

BH2013/02309

40 Saltdean Drive Brighton

Formation of hard standing including demolition of front boundary wall to create vehicle access and erection of raised decking to rear and side elevations. (Part-retrospective)

Applicant: Mr Mark Washington

Officer: Jonathan Puplett 292525

Refused on 07/10/13 DELEGATED

1) UNI

The proposed decking would result in increased overlooking of the windows and rear garden areas of the neighbouring properties, in particular the properties to the rear of the site nos. 23 and 25 Chichester Drive West and the property alongside the site no. 38 Saltdean Drive; the sense of privacy for residents of these properties would be significantly reduced. The proposed privacy screen would have an overbearing and enclosing impact upon occupiers of no. 38 Saltdean Drive. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02398

6 Cliff Approach Brighton

Demolition of existing residential dwelling and erection of 2no. two bedroom semi-detached residential dwellings.

Applicant: Mr J Oliver

Officer: Andrew Huntley 292321

Approved on 27/09/13 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 commenced before the expiration of three years from the date of this permission.

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

3) UNI

No extension, enlargement or other alteration of the dwelling house(s) as provided for within Schedule 2, Part 1, Classes A, B and C 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 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 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

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

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

6) 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.

7) UNI

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

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

8) UNI

The 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.

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

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.

11) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 4 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

None of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 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.

13) 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.

14) UNI

The windows in the northern elevation at second floor level of the development hereby permitted and as shown on plan number D.02 Rev A 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 policy QD27 of the Brighton & Hove Local Plan.

15) 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 accord with the standards described in Annex 6 of SPD 11 and 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 and Supplementary Planning Document SPD11 Nature Conservation and Development.

16) UNI

Notwithstanding the plans submitted, no development of the residential units hereby permitted shall take place until detailed plans and sections at a minimum scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority for the following:

- (i) projecting bays
- (ii) balustrading to the balconies and roof terraces
- (iii) external doors and windows.
- (iv) Timber shutters

The approved design shall be implemented and maintained in perpetuity before first occupation of the residential units.

Reason: In the interests of the securing a good quality design appropriate to the area, to comply with policies QD1 and QD2 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
Existing Plans and Elevations	A.001		17.07.2013
Existing Elevations	A.002		17.07.2013
Proposed Plans	D.001-NEW	A	24.09.2013
Proposed Elevations (S & N)	D.02	A	24.09.2013
Proposed Elevations (E & W)	D.03		17.07.2013

BH2013/02551

71 Lustrells Crescent Brighton

Application for Approval of Details Reserved by Conditions 9b and 13 of application BH2012/02168.

Applicant: Mr P Sheehan

Officer: Anthony Foster 294495

Approved on 24/09/13 DELEGATED

BH2013/02594

Flat 6 Bazehill Manor 27 Bazehill Road Rottingdean Brighton

Conversion of existing maisonette to form 2no two bedroom flats.

Applicant: Mr Steve Ross

Officer: Sonia Gillam 292265

Approved on 02/10/13 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 not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

3) UNI

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

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

4) UNI

The vehicle parking 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.

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 location plan and block plan	13-016-100		30/07/2013
Existing plans and elevations	13-016-101	A	30/07/2013
Proposed plan	13-016-301		30/07/2013

6) 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 30 July 2013 have been implemented, and such measures shall thereafter be retained.

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.

BH2013/02597

2 Heathfield Avenue Brighton

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

Applicant: Mr Jon Paul Mccarthy

Officer: Chris Swain 292178

Refused on 27/09/13 DELEGATED

1) UNI

The side/front wraparound addition, by reason of scale, design, siting, form and depth results in an unsympathetic and contrived extension that detracts from the original form of the building and significantly harms the appearance and character of the building and the wider surrounding area, contrary to policy QD14 of the

Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012)

2) UNI2

The rear addition, by reason of design, siting and form results in an unsympathetic and contrived addition that detracts from the original form of the building and significantly harms the appearance and character of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012)

BH2013/02631

8 Wilkinson Close Brighton

Erection of conservatory to south elevation.

Applicant: Mr Wilson

Officer: Andrew Huntley 292321

Approved on 23/09/13 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			29.07.2013
Site Location, Block and Roof Plan	P/01		29.07.2013
Existing Plan and Elevations	P/02		29.07.2013
Proposed Plan and Elevations	P/03		29.07.2013
Proposed Roof Plan	P/04		29.07.2013

BH2013/02643

70 Greenways Brighton

Erection of single storey rear extension and formation of additional floor incorporating front dormer, side and rear roof lights and associated roof alterations.

Applicant: Mr Paul Nicholson

Officer: Robin K Hodgetts 292366

Refused on 07/10/13 DELEGATED

1) UNI

1. The proposal by reason of its design, scale, roof arrangement with the addition of a front dormer, overall bulk and massing would result in a development which would appear cramped within the plot and out of scale with surrounding development. It would appear overly dominant within the street scene and have an adverse visual impact on the appearance and existing character of the property and wider street scene. The proposal is therefore contrary to policies QD2, QD14 and SPD12.

2) UNI2

The proposed side first floor windows and fire escape to the rear would cause both direct and perceived overlooking to No. 68A to the south resulting in a loss

of privacy and harmful impact on the neighbouring property. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/02680

18 Chorley Avenue Brighton

Conversion of existing garage into habitable living space, replacement of existing garage door with bay window and erection of canopy to front elevation.

Applicant: A McAhill

Officer: Sonia Gillam 292265

Approved on 04/10/13 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 elevations and plans	13/862/01		06/08/2013
Site location plan			06/08/2013
Block plan			06/08/2013

BH2013/02692

The Dene The Green Rottingdean Brighton

Replacement of 2no existing boiler flues to north west elevation.

Applicant: Teachers Housing Association

Officer: Chris Swain 292178

Approved on 30/09/13 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 proposed flues shall be painted to match the northern elevation of the building and shall be retained as such thereafter.

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

BH2013/02714

41 Dean Court Road Rottingdean Brighton

Erection of pitched roof garage to rear elevation.

Applicant: Mr K Newman

Officer: Sonia Gillam 292265

Approved on 07/10/13 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			02/08/2013
Block plan	10009-1		02/08/2013

BH2013/02721

140 Longhill Road Brighton

Alterations to front elevation including erection of single storey extension at lower ground floor level to replace existing garage and roof alterations including new pitched roof extension with gable end.

Applicant: Mr Nicholas Monti

Officer: Liz Arnold 291709

Refused on 23/09/13 DELEGATED

1) UNI

The proposed gable end front extension, as a result of its design, bulk and massing, would result in a visually intrusive and bulky addition to the front elevation of the existing modest chalet bungalow, which would be of detriment to the visual amenities of the parent property, the Longhill Road street scene and the wider area, including the setting of the Ovingdean Conservation Area. The proposal is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2013/02876

25 Roedean Crescent Brighton

Application for Approval of Details Reserved by Conditions 11, 13 and 14 of application BH2012/01117.

Applicant: 25 Roedean Crescent Ltd

Officer: Liz Arnold 291709

Approved on 02/10/13 DELEGATED

BH2013/02877

32 Eley Drive Rottingdean Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.78m.

Applicant: Mr Rowden & Miss Cutmore

Officer: Chris Swain 292178

Prior approval not required on 01/10/13 DELEGATED

BH2013/02941

68-70 High Street Rottingdean

Application for Approval of Details Reserved by Conditions 23 and 25 of application BH2011/01773.

Applicant: Novus Properties

Officer: Liz Arnold 291709

Approved on 09/10/13 DELEGATED

BH2013/02986

52 Greenways Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.1m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.1m.

Applicant: Mr & Mrs Ainsworth

Officer: Chris Swain 292178

Prior approval not required on 08/10/13 DELEGATED

WOODINGDEAN

BH2013/02353

164 Warren Road Brighton

Application to extend time limit for implementation of previous approval BH2010/01592 for the alteration and extension of existing outbuilding and erection of detached garage.

Applicant: Mr Brendan Foley

Officer: Jonathan Puplett 292525

Approved on 03/10/13 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 rear outbuilding hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 164 Warren Road as a dwelling and shall not be used as a separate planning unit.

Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			21/05/2007
Block Plan			21/05/2007
Existing and Proposed Floor Plans and Elevations			21/05/2013

BH2013/02590

281 Cowley Drive Brighton

Erection of single storey rear extension.

Applicant: Mrs M Robertson

Officer: Chris Swain 292178

Approved on 20/09/13 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			26 July 2013
Block plan			26 July 2013
Existing and proposed elevation and plans			26 July 2013

BRUNSWICK AND ADELAIDE

BH2013/01328

29 Brunswick Place Hove

Replacement of asphalt roof covering, incorporating thermal insulation layer.

Applicant: Mr Pickard

Officer: Robert McNicol 292322

Approved on 19/09/13 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.

BH2013/01541

Flat 3 31 Adelaide Crescent Hove

Replacement of existing external fire escape to the rear and replacement and extension of existing external fire escape platform to form a balcony.

Applicant: Ms Natasha Rankin

Officer: Mark Thomas 292336

Refused on 03/10/13 DELEGATED

1) UNI

The proposed balcony would have a more harmful impact on the building, by virtue of its size and detailing, featuring a higher balustrade and closer spacing of the rails than the existing fire escape. For these reasons the proposed development would result in a more cluttered rear elevation and, as such, is considered harmful to the character, architectural setting and significance of this Grade II* Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan. Further, the balcony would have a detrimental impact on the character and appearance of the Brunswick Town conservation area. For these reasons the proposed development would be contrary to policy HE6.

2) UNI2

The proposed balcony, by virtue of its size, elevated position, and proximity to neighbouring properties would have a harmful impact on the amenity of occupiers of neighbouring properties, with the potential for harmful overlooking, loss of privacy and noise disturbance. As such, the proposed development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01542

Flat 3 31 Adelaide Crescent Hove

Replacement of existing external fire escape to the rear and replacement and extension of existing external fire escape platform to form a balcony.

Applicant: Ms Natasha Rankin

Officer: Mark Thomas 292336

Refused on 03/10/13 DELEGATED

1) UNI

The proposed balcony would have a more harmful impact on the building, by virtue of its size and detailing, featuring a higher balustrade and closer spacing of the rails than the existing fire escape. For these reasons the proposed development would result in a more cluttered rear elevation and, as such, is considered harmful to the character, architectural setting and significance of this Grade II* Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/02131

10 Lansdowne Road Hove

Application for approval of details reserved by condition 4 of application BH2012/02710.

Applicant: Mr Fraser Simpson

Officer: Helen Hobbs 293335

Approved on 09/10/13 DELEGATED

BH2013/02135

Flat 23 29 First Avenue Hove

Replacement of existing single glazed windows and doors with double glazed aluminium windows and doors.

Applicant: Miss Rose Allett
Officer: Helen Hobbs 293335
Approved on 02/10/13 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 front elevation			23rd September 2013
Existing front elevation			27th June 2013
Proposed rear elevation			23rd September 2013
Existing rear elevation			27th June 2013
Existing and proposed side elevation			23rd September 2013
Proposed lounge bifold doors			23rd September 2013
Proposed bathroom window			23rd September 2013
Proposed kitchen window			23rd September 2013
Proposed bedroom door and window			23rd September 2013
Site plan			27th June 2013

BH2013/02269

Embassy Court Kings Road Brighton

Installation of outlets for condensing boiler overflows and ventilation outlets.

Applicant: Bluestorm Ltd
Officer: Christopher Wright 292097

Approved on 27/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

All new boiler overflow pipes hereby permitted shall be in cast iron and shall be painted black to match the existing pipework 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

The new boiler flues hereby permitted shall be painted white, to match the colour of the render-work background walls, 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

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	001		8 Jul 2013
Boiler Overflows. West Elevation.	002		2 Aug 2013
Boiler Overflows. North Elevation and Detail.	003		2 Aug 2013
Bathroom Ventilation. West Elevation.	004		2 Aug 2013
Bathroom Ventilation. North Elevation and Detail.	005		2 Aug 2013
Bathroom/Toilet Fans spec sheet			8 Jul 2013

BH2013/02270

Embassy Court Kings Road Brighton

Installation of outlets for condensing boiler overflows and ventilation outlets.

Applicant: Bluestorm Ltd

Officer: Christopher Wright 292097

Approved on 27/09/13 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 new boiler flues hereby permitted shall be painted white, to match the colour of the render-work background walls, 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

All new boiler overflow pipes hereby permitted shall be in cast iron and shall be painted black to match the existing pipework 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.

BH2013/02282

108B Lansdowne Place Hove

Replacement of existing timber doors to the rear lower ground floor flat.

Applicant: Mr M Cross

Officer: Helen Hobbs 293335

Approved on 26/09/13 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.

Report from: 10/10/2012 to: 30/10/2012

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

Plan Type	Reference	Version	Date Received
Proposed door			31st July 2013
Door section			31st July 2013
Photographs			1st August 2013
Site plan			9th July 2013

BH2013/02283

108B Lansdowne Place Hove

Replacement of existing timber doors to rear lower ground floor flat.

Applicant: Mr M Cross

Officer: Helen Hobbs 293335

Approved on 26/09/13 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.

BH2013/02365

Ground Floor Flat 52 First Avenue Hove

Replacement of existing crittall windows with wooden sash windows to rear (part retrospective).

Applicant: Mrs Lynne Dodwell

Officer: Mark Thomas 292336

Approved on 20/09/13 DELEGATED

1) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 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
Site location plan			26 Jul 2013
Existing and proposed elevations	2013_02_300		16 September 2013
Internal window details	2013_02_500		16 September 2013
External window details	2013_02_501		16 September 2013
Photos	2013_02_502		16 September 2013

BH2013/02423

2 Brunswick Road Hove

Installation of two external vents to rear elevation.

Applicant: Brunswick Road Dental Practice

Officer: Helen Hobbs 293335

Report from: 10/10/2012 to: 30/10/2012

Approved on 03/10/13 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 vents shall be painted to match the colour of the rear elevation within 3 months of their installation.

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

3) UNI

The existing pipe-work, which is the subject of this application, currently protruding from the rear elevation shall be removed and the elevation made good. The external finishes of this area shall match in materials, colour, style, bonding and texture those of the existing building.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			7th August 2013
Photographs			8th August 2013
Vent details			8th August 2013

BH2013/02424

2 Brunswick Road Hove

Installation of two external vents to rear elevation.

Applicant: Brunswick Road Dental Practice

Officer: Helen Hobbs 293335

Approved on 03/10/13 DELEGATED

1) BH01.05

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

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

2) UNI

The existing pipe-work, which is the subject of this application, currently protruding from the rear elevation shall be removed and the elevation made good. The external finishes of this area shall match in materials, colour, style, bonding and texture those of the existing building.

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

3) UNI

The vents shall be painted to match the colour of the rear elevation within 3 months of their installation.

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

BH2013/02508**Flat 1 15 First Avenue Hove**

Replacement of existing timber windows and doors to the rear with double glazed UPVC windows and aluminium bi-folding doors.

Applicant: Jane Lyons

Officer: Helen Hobbs 293335

Approved on 04/10/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			22nd July 2013
Window specification sheet			24th September 2013
Proposed windows 1A and 1B			24th September 2013
Photograph 1A			22nd July 2013
Photograph 1A & 1B			24th September 2013
Photograph 2			22nd July 2013
Rear kitchen window (proposed)			22nd July 2013
Photograph 3			22nd July 2013
Rear doors/window (proposed)			22nd July 2013

BH2013/02583**28 Wilbury Road Hove**

Conversion of existing medical practice (D1) on lower ground, upper ground and first floor and two bed flat on second floor to single dwelling.

Applicant: Mr John Hay & Ms Kefi Chadwick

Officer: Steven Lewis 290480

Approved on 08/10/13 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 not be occupied until the sustainability measures rainwater butts, garden irrigation, boiler upgrade, insulation, improve air tightness detailed within the Sustainability Checklist received on the 30th July 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.

3) UNI

The development hereby permitted shall not be occupied until a scheme detailing the necessary changes to the existing on-street Doctors bays has been submitted to and approved by the Local Planning Authority.

Reason: to ensure that the proposed development provides for the travel demands that it creates and to comply with policy TR1 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
Survey Floor Plans	294.13.01		30/07/2013
Survey Floor Plans	294.13.02		30/07/2013
Cross Section	294.13.03		30/07/2013
Proposed Floor Plans	294.13.05		30/07/2013
Proposed Floor Plans	294.13.06		30/07/2013
Proposed Cross Section and Block Plan	294.13.07		30/07/2013
Flude Marketing Report			30/07/2013
CJ Planning, Planning Statement			25/09/2013
Sustainability Checklist			30/07/2013

BH2013/02589

59 Video Box Western Road Hove

Display of internally illuminated fascia and hanging signs.

Applicant: Mr Brian Marriott

Officer: Mark Thomas 292336

Refused on 02/10/13 DELEGATED

1) UNI

The proposed fascia sign would appear unduly bulky by virtue of its projection forward of the existing fascia board. Further, by virtue of its protrusion, the sign would sit proud of, and obscure the architectural detailing of the eastern pilaster of the shop front. The proposed projecting sign, similarly, would obscure decorative elements of the eastern pilaster, and furthermore would comprise materials of a poor quality, and would incorporate an unacceptable level of illumination lending the signs undue prominence within the street scene. For these reasons, the proposed signage would have a significantly detrimental impact on the character and appearance of the recipient building and the wider conservation area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and SPD07: Advertisements.

BH2013/02644

30 Western Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 4no residential units.

Applicant: Mr Stylianou

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 26/09/13 DELEGATED

CENTRAL HOVE

BH2013/01713

128 Church Road Hove

Report from: 10/10/2012 to: 30/10/2012

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

Applicant: Mr F Abdolkhani

Officer: Jason Hawkes 292153

Approved on 26/09/13 COMMITTEE

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			17th June 2013
Block Plan			28th May 2013
Existing Plans	1228/01		28th May 2013
Existing Elevations	1228/02		28th May 2013
Proposed Plans	1228/03	B	21st August 2013
Proposed Elevations	1228/04	B	2nd September 2013
Proposed Details	1228/05		28th May 2013

2) UNI

Prior to the first occupation of the development hereby approved, the shop front shall be painted in a cream colour to match the walls of the building and thereafter retained as such.

Reason: To preserve the appearance of the building and surrounding conservation area and in accordance with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

Access to the remaining flat roof areas either side of the repositioned balustrading hereby approved shall only be used for maintenance or emergency purposes only and the flat roof areas shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

Within 3 months of the date of this permission, a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented 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 neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Within 3 months of the date of this permission, a scheme for the soundproofing of the building between the ground and first floors shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such. Standards in excess of Part E of the Building Regulations would be expected.

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

6) UNI

Within 3 months of the date of this permission, a scheme for the fitting of odour control equipment to the building shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

7) UNI

Prior to the first occupation of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies S10, QD27 and TR7 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

The use hereby permitted shall not be operational except between the hours of 08:00 and 23:00 on Mondays to Saturdays and 09:00 and 22:30 on Sundays and Bank or Public Holidays.

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

10) UNI

No intoxicating liquor shall be sold or supplied within the unit hereby approved except to persons who are seated at tables.

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

11) UNI

The side door for the restaurant / bar facing Osborne Road shall be closed and not used by staff or customers (except in emergencies) between the hours of 22.00 and 08.00 the following day.

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

12) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 08.00 and 19.00 on Monday to Friday and 08.00 and 18.00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

13) UNI

The premises shall be used for the provision of a restaurant / bar only and for no other purpose (including any other purpose in Class A3 / A4 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.

14) UNI

Within 3 months of the date of this permission, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such.

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

BH2013/01959

Garages rear of 29 St Aubyns fronting Seafield Road Hove

Application for Approval of Details Reserved by Conditions 9, 10, 11 and 12 of application BH2012/02615.

Applicant: Ms Janet Bray

Officer: Guy Everest 293334

Approved on 02/10/13 DELEGATED

BH2013/02074

119 Church Road Hove

Erection of single storey rear extension.

Applicant: Mr Elvis Kiri

Officer: Helen Hobbs 293335

Approved on 25/09/13 COMMITTEE

1) UNI

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

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

2) UNI

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/Ordnance plans	1211-01		19th June 2013
Existing floor plans	1211 02		19th June 2013
Proposed floor plans	1211 03		19th June 2013
Rear (north) elevation as existing	1211 04		19th June 2013
Rear (north) elevation as proposed	1211 05		19th June 2013
East and west elevations as existing	1211 06		19th June 2013
East and west elevations as proposed	1211 07		19th June 2013
Proposed extension	1211 08		19th June 2013

Existing north elevation	1211 09		19th June 2013
Proposed north elevation	1211 10		19th June 2013

3) UNI

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

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

4) UNI

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 doors and roof frame 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The use of the garden area shall not be open to customers or staff except between the hours of 10.00 and 22.00 daily and all external activity shall cease at this time.

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

6) UNI

The doors within the north elevation of the extension shall be closed and not used by staff or customers (except in emergencies) between the hours of 22.00 and 10.00 the following day.

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

7) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be 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.

8) UNI

The proposed extension hereby permitted shall be used in conjunction with the opening hours of the main building and shall not be open to customers except between the hours of 10.00 and 23.30 on Mondays to Saturdays and between 12.00 and 23.00 on Sundays and Bank or Public Holidays.

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

BH2013/02075

119 Church Road Hove

Erection of single storey rear extension.

Applicant: Mr Elvis Kiri

Officer: Helen Hobbs 293335

Approved on 25/09/13 COMMITTEE

1) UNI

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

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

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 doors and roof frame 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The external finishes of the external wall hereby permitted shall match in material, colour, 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.

BH2013/02112

Flat 9 Ventnor Lodge 9 Ventnor Villas Hove

Replacement of existing windows with UPVC windows.

Applicant: Mrs Martin

Officer: Helen Hobbs 293335

Approved on 19/09/13 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			25th July 2013
Block plan			21st June 2013
Proposed replacement windows	9947-1		21st June 2013
Window specification sheets			10th July 2013
Photographs			10th July 2013

BH2013/02116

Flat 10 Ventnor Lodge 9 Ventnor Villas Hove

Replacement of existing windows with UPVC windows.

Applicant: Mr Melville

Officer: Helen Hobbs 293335

Approved on 19/09/13 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			25th July 2013
Block plan			21st June 2013
Proposed replacement windows	9947-1		21st June 2013
Window specification sheets			10th July 2013
Photographs			10th July 2013

BH2013/02234

Flat 19 4 Grand Avenue Hove

Replacement of existing single glazed crittal framed windows and double door with double glazed white powder coated aluminium framed units.

Applicant: Miss Michelle Jeffrey

Officer: Helen Hobbs 293335

Refused on 07/10/13 DELEGATED

1) UNI

Insufficient information has been submitted regarding the proposed replacement door to demonstrate it would not cause harm to the character of the listed building. Whilst, the replacement windows, due to their inappropriate detailing and materials, would result in incongruous and harmful alterations that would detract from the historic character and appearance of the grade II listed building as well as the surrounding conservation area. The proposal is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/02235

Flat 19 4 Grand Avenue Hove

Replacement of existing single glazed crittal framed windows and double door with double glazed white powder coated aluminium framed units.

Applicant: Miss Michelle Jeffrey

Officer: Helen Hobbs 293335

Refused on 07/10/13 DELEGATED

1) UNI

Insufficient information has been submitted regarding the proposed replacement door to demonstrate it would not cause harm to the character of the listed building. Whilst, the replacement windows, due to their inappropriate detailing and materials, would result in incongruous and harmful alterations that would detract from the historic character and appearance of the grade II listed building as well as the surrounding conservation area. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/02305

42 Church Road Hove

Application for variation of condition 6 of application BH2006/03099 (Retain use of ground floor as restaurant (A3); extension to wrought iron staircase to rear with new doorway & reposition extract duct) to state that the ground and basement levels of the restaurant (A3) shall not be open to customers except between the hours of 08:00 until 23:00 Sundays to Thursdays (including Bank Holidays) and 08:00 to 00:00 Fridays and Saturdays, with all activity at first floor level ceasing at 20:00 daily.

Report from: 10/10/2012 to: 30/10/2012

Applicant: Mr Pascal Madjoudj

Officer: Adrian Smith 290478

Approved on 07/10/13 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 rear staircase shall be finished in black or in colour agreed with the Local Planning Authority in writing.

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

3) UNI

The first floor rear terrace as detailed on drawing no.WD.01 rev C received on 14 September 2006 shall not be used as an external seating area except between the hours of 11:00 and 20:00 Monday to Sunday (including bank holidays).

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

4) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residential premises during opening times.

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

5) UNI

The restaurant shall not be open to customers except between the hours of 08:00 until 23:00 Sunday to Thursday (including Bank Holidays) and 08:00 to 00:00 Fridays and Saturdays, with all activity at first floor level ceasing at 20:00 daily.

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

6) 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			10/07/2013
Existing floor plans	S.01 S.03		14/09/2006
Existing elevations	S.02		14/09/2006
Proposed block plan	WD.12	A	14/09/2006
Proposed floor plans	WD.01 WD.10	C	14/09/2006
Proposed elevations	WD.11	A	14/09/2006

7) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1 metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

BH2013/02441**Basement Flat 26 Seafield Road Hove**

Replacement of existing timber window and door with UPVC window and door and installation of UPVC doors to replace timber window to rear elevation.

Applicant: Mrs Suzanne Sawyer

Officer: Helen Hobbs 293335

Approved on 26/09/13 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 side elevation, shall be made good where the door is to be replaced with a window. The external finishes of these areas shall match in materials, colour style, bonding and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plan	21371/01		19th July 2013
Proposed floor plan	21371/04		26th September 2013
Elevations (only existing)	21371/03		19th July 2013
Proposed elevations	21371/03SK rev SKA		17th September 2013
Site plan			1st August 2013
Window sections			1st August 2013

BH2013/02504**Central United Reformed Church Ventnor Villas Hove**

Installation of an external fire escape stairs & emergency exit door to south elevation.

Applicant: Central United Reformed Church

Officer: Jason Hawkes 292153

Approved on 07/10/13 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 hereby approved first floor door and external stair shall be used for maintenance of emergency purposes only, the door and stairs shall not be used as a general access to the building.

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

3) UNI

The hereby approved external stairs shall be painted black within 3 months of their erection and shall be retained as such.

Reason: In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan & Block Plan	07662-AL-01		30th July 2013
Existing North Elevation	07662-AL-(20)01		23rd July 2013
Existing East Elevation	07662-AL-(20)02		23rd July 2013
Proposed North Elevation	07662-AL-(20)03		23rd July 2013
Existing South Elevation	07662-AL-(20)03		23rd July 2013
Proposed East Elevation	07662-AL-(20)06		23rd July 2013
Proposed South Elevation	07662-AL-(20)07		23rd July 2013
Existing First Floor Plan	07662-AL-(00)03		23rd July 2013
Proposed First Floor Plan	07662-AL-(20)04		23rd July 2013

BH2013/02562

Marlborough Court 46-48 The Drive Hove

Replacement of gas supplies pipe at rear elevation.

Applicant: Mr Ray Marien

Officer: Mark Thomas 292336

Approved on 20/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

All external pipework hereby approved shall be painted to match the colour of the external brickwork of the building to which the pipe would be fixed.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			26 July 2013
Proposed rear elevation	02	Rev. E	26 July 2013
Existing floor plans	03		26 July 2013
Proposed ground floor plan	03	Rev. C	26 July 2013
Existing rear elevation	04		26 July 2013
Proposed side elevation and lower ground floor plan	05	Rev. A	26 July 2013
Existing side elevation and lower ground floor plan	06		26 July 2013

BH2013/02660

6 Vallance Road Hove

Erection of two single storey rear extensions.

Applicant: Rick Crockett

Officer: Adrian Smith 290478

Approved on 08/10/13 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

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 other than those expressly authorised by this permission shall be constructed in the western elevations of the extensions 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 and block plan	CH535/001	A	05/08/2013
Existing floor plans	CH535/002		05/08/2013
Existing elevations	CH535/003		05/08/2013
Existing sections	CH535/004		05/08/2013
Proposed floor plans	CH535/005	C	08/10/2013
Proposed elevations	CH535/006	C	08/10/2013
Proposed sections	CH535/007	C	08/10/2013

BH2013/02665

38A Medina Villas Hove

Part demolition of existing boundary wall fronting highway and relocation of masonry pier.

Applicant: Ms J McLennan

Officer: Guy Everest 293334

Approved on 27/09/13 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

Following demolition of the pier the brick path shall be reinstated and made good to match the materials and pattern of the existing path.

Reason: To ensure a satisfactory appearance to the development and preserve the character and appearance of the Cliftonville Conservation Area 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, Section, Elevation and Details	0276.EXG.001		05/08/2013
Proposed Plans, Section, Elevation and Details	0276.PL.001		05/08/2013

BH2013/02682

Flat 1 Courtenay Lodge Courtenay Terrace Hove

Internal alterations to layout of flat.

Applicant: J Jones

Officer: Adrian Smith 290478

Refused on 01/10/13 DELEGATED

1) UNI

The proposed works would result in the erosion of the original plan form and layout of the basement to this Grade II listed building, resulting in substantial harm for which no justification has been submitted, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/02690

Flat 5 2 Grand Avenue Hove

Erection of two storey side extension (part retrospective).

Applicant: Mr Steven Hill

Officer: Helen Hobbs 293335

Approved on 02/10/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	YO51-AO1		2nd August 2013

Existing Ground Floor	YO51-A02		2nd August 2013
Proposed East elevation	YO51-D03	B	2nd August 2013
Existing East elevation	YO51-A03		2nd August 2013
Existing North & West elevations	YO51-A04		2nd August 2013
Proposed Ground Floor plan	YO51-D01	D	2nd August 2013
Proposed First Floor plan	YO51-D02	D	2nd August 2013
Proposed North elevations	YO51-D04	B	2nd August 2013
Proposed section A-A	YO51-D05		2nd August 2013

2) UNI

Within 1 month of the date of the permission a painted render sample panel shall be submitted to and approved in writing by the Local Planning Authority. The paint shall closely match the existing brickwork on the main building. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

The windows to the northern elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass which shall thereafter be permanently retained as such.

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

4) UNI

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

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

BH2013/02767

7 Medina Terrace Hove

Application for Approval of Details Reserved by Conditions 1 and 2 of application BH2013/01351.

Applicant: P Samson

Officer: Helen Hobbs 293335

Approved on 04/10/13 DELEGATED

GOLDSMID

BH2013/02125

42 Shirley Street Hove

Replacement of existing shop front with bay window and self-containment of residential accommodation above.

Applicant: Miss Karen Wells

Officer: Christopher Wright 292097

Approved on 02/10/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No development shall commence until a scheme for the soundproofing of the floor/ceiling between the ground floor and the first floor of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of the self-contained first floor flat hereby permitted and shall be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the self contained first floor flat 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
Location Plan			25 Jun 2013
Block Plan			25 Jun 2013
Existing Basement, Ground and First Floor Plans	1002.00		4 Jul 2013
Existing Roof Space and Roof Plans	1002.01		4 Jul 2013
Existing Front and Rear Elevations	1002.02		4 Jul 2013
Existing Sections A-A and B-B	1002.03		4 Jul 2013
Proposed Basement, Ground and First Floor Plans	1002.11		25 Jun 2013
Proposed Front and Rear Elevations	1002.13		12 Aug 2013
Proposed Sections A-A and B-B	1002.14		25 Jun 2013

BH2013/02349

Land to South of 32 Cambridge Grove Hove

Erection of 3no bedroom dwelling.

Applicant: Mr John Cramer

Officer: Helen Hobbs 293335

Refused on 26/09/13 COMMITTEE

1) UNI

The development would result in a harmful loss of openness between the Grade II Listed properties on The Drive/Cromwell Road and the mews buildings in Cambridge Grove, to the detriment of the prevailing character and appearance of the Willett Estate Conservation Area, contrary to policies QD2, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

2) The development, by reason of its siting and scale as well as the increased height to the boundaries, would appear overly dominant and overbearing, particularly from the neighbouring gardens of Cromwell Road and constitutes a cramped form of development. The proposal would therefore fail to respect or enhance the local context and the positive qualities of the local neighbourhood

and would have a negative impact upon the amenity of the adjoining properties, contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by reason of its design, materials and detailing would appear incongruous within the historic mews setting, to the detriment of the Willett Estate Conservation Area, contrary to policies QD1, QD2, QD3, QD5 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

The development, by reason of its siting and scale would result in a loss of light and overshadowing to neighbouring properties, in particular No 32 Cambridge Grove. The proposal would therefore have a harmful impact upon the amenity of these adjoining properties, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/02470

109 Conway Street Hove

Certificate of lawfulness for proposed loft conversion incorporating 2no roof lights to the front and dormer to the rear.

Applicant: Ms Jade Surtees

Officer: Adrian Smith 290478

Approved on 19/09/13 DELEGATED

BH2013/02477

Flat 4 33 Cromwell Road Hove

Internal alterations to layout of flat.

Applicant: Miss D Denby-Ashe

Officer: Helen Hobbs 293335

Approved on 03/10/13 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 grille, to be positioned on the rear elevation should be painted to closely match the appearance and colour of the rear elevation.

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

3) UNI

The redundant pipework which served the existing kitchen shall be removed from the front of the building within 3 months of the date of the completion of works hereby approved.

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

BH2013/02567

36-65 Coniston Court Holland Road Hove

Application to extend time limit for implementation of previous approval BH2010/01894 for application to extend time limit for implementation of previous approval BH2004/01217/FP for the erection of an additional storey creating 3 No. Penthouse flats.

Applicant: Coniston Court (North) Hove Ltd

Officer: Clare Simpson 292454

Approved on 20/09/13 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

Unless otherwise agreed in writing, 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.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 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.

4) 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 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.

5) UNI

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

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

6) UNI

No development shall take place until a scheme for the storage of refuse and recycling as 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 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.

7) UNI

The development hereby permitted shall not be commenced until details of a revised car park layout to include additional car parking spaces are submitted to

and approved by the Local Planning Authority in writing. The car parking spaces shall be laid out in accordance with the approved details and made available for use prior to the occupation of the units and thereafter be retained for residents use at all times.

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

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
Site Location Plan			22nd March 2004
Roof Plan as Existing	204/20		22nd March 2004
Roof Plan as Proposed	204/21		22nd March 2004
Elevation as Existing	204/22		22nd March 2004
Elevation as Proposed	204/23		22nd March 2004

9) UNI

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

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

BH2013/02606

14 Denmark Villas Hove

Erection of shed in rear garden. (Retrospective)

Applicant: Keely Fawcus

Officer: Adrian Smith 290478

Approved on 09/10/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan and proposed plans and elevations	215DV14/01s		14/08/2013

BH2013/02634

Flat 3 52 - 54 The Drive Hove

Application to extend time limit for implementation of previous approval BH2010/01900 for the replacement of sash windows with french doors to rear elevation.

Applicant: Sabrina Wilson

Officer: Adrian Smith 290478

Approved on 20/09/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced prior to 19 August 2016.

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

2) UNI

The new French doors hereby permitted shall be single glazed inward-opening painted timber doors without trickle vents and with architraves and frame mouldings to match exactly those of the original windows, and shall have 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 windows.

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 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	RFA09/175/O S		17/06/2010
Existing and proposed rear elevation	RFA09/175/01		17/06/2010
Door elevation and joinery sections	RFA09/175/O S		17/06/2010

BH2013/02648

22 & 22A Livingstone Road Hove

Erection of a single storey rear extension to replace existing with associated alterations to rear ground floor fenestration, creation of external steps from ground floor to garden level and alterations to front boundary wall.

Applicant: David Royce

Officer: Clare Simpson 292454

Approved on 07/10/13 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

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
Existing plans, sections and elevations - Measured Survey	3448.EX.01		2nd August 2013
Proposed plans, sections and elevations	3448.PL.01	A	12th August 2013

BH2013/02652

Flat 3 52 - 54 The Drive Hove

Extension of time limit for implementation of previous approval BH2010/01901 for the replacement of sash windows with french doors to rear elevation.

Applicant: Sabrina Wilson

Officer: Adrian Smith 290478

Approved on 20/09/13 DELEGATED

1) UNI

The new French doors hereby permitted shall be single glazed inward-opening painted timber doors without trickle vents and with architraves and frame mouldings to match exactly those of the original windows, and shall have 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 windows.

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

2) UNI

The development hereby permitted shall be commenced prior to 19 August 2016.

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

BH2013/02666

2 Osmond Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 3no one bedroom flats and 10no studio flats.

Applicant: LAN Estates Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 27/09/13 DELEGATED

BH2013/02684

Flat 3 24 Wilbury Gardens Hove

Replacement of windows to the front elevation.

Applicant: Mr Jonathan Carter

Officer: Helen Hobbs 293335

Approved on 30/09/13 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 sash window within the gable hereby approved shall be painted timber vertical sliding sash with no trickle vents, and the window shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed sash window			6th August 2013
Existing and proposed dormer window			6th August 2013
Proposed sash section			6th August 2013
Site plan			6th August 2013
Block plan			6th August 2013

BH2013/02694

167 Ridgeland House Dyke Road Hove

Display of externally illuminated and non-illuminated fascia signs.

Applicant: Food Programme Delivery Orchid Group

Officer: Helen Hobbs 293335

Approved on 01/10/13 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.

BH2013/02801

14 Denmark Villas Hove

Installation of 3 no roof lights to south elevation.

Applicant: Mr & Mrs K Fawcus

Officer: Mark Thomas 292336

Approved on 08/10/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevation, block plan and site location plan	215DV14/01		14th August 2013
Proposed plans and elevation	215DV14/02		14th August 2013

3) UNI

The roof lights hereby permitted shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

BH2013/03060

1 Addison Road Hove

Non Material amendment to BH2010/01142 to form lead clad dormer to rear with frosted glass window to serve ensuite bathroom.

Applicant: Deanway Properties

Officer: Adrian Smith 290478

Refused on 03/10/13 DELEGATED

1) UNI

The proposed addition of a dormer window to the development approved under application BH2010/01142 is considered material and warrants the submission of a further application for planning permission.

HANGLETON & KNOLL

BH2013/02291

178 Nevill Avenue Hove

Report from: 10/10/2012 to: 30/10/2012

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr M Whiffin

Officer: Robert McNicol 292322

Approved on 24/09/13 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 and block plan	190-13.03	A	17 July 2013
Existing and proposed plans and elevations	130-13.02		10 July 2013
Existing and proposed East elevations	190-13.04		9 September 2013

BH2013/02358

Airwave Solutions Site Number SUS107 Court Farm Barn Hove

Application for removal of condition 1 of application BH2008/03539 (Radio base station for the airwave network, 9 metre timber mast within compound) which states that the mast is hereby permitted for a limited period only expiring on 31 September 2015 after which the land shall be reinstated to its former condition.

Applicant: Airwave Solutions Ltd

Officer: Jason Hawkes 292153

Refused on 23/09/13 DELEGATED

1) UNI

The mast is located adjacent to an existing barn which provides an effective screen within a visually sensitive location adjacent to the boundary with the South Down National Park. The barn is in poor condition and its continued presence cannot be guaranteed in the long term. Its removal would expose the mast to wider views than at present. The continued installation of the mast in the absence of appropriate screening would be visually incongruous in this sensitive location and would be viewed cumulatively with the other existing mast and together they would intrude into views of the National Park contrary to policies QD23, QD24, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

BH2013/02628

14 Greenleas Hove

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

Applicant: Paul Maley

Officer: Mark Thomas 292336

Approved on 23/09/13 DELEGATED

BH2013/02708

9 Hangleton Lane Hove

Demolition of existing garage and erection of single storey side extension.

Applicant: Mr Stickland & Miss Horner

Officer: Adrian Smith 290478

Refused on 30/09/13 DELEGATED

1) UNI

The proposed extension, by virtue of its scale, design and position relative to the existing house, represents an overdevelopment of the building and an incongruous addition that would be harmful to the appearance of the building and wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/02912

The Downs Nursing Centre Laburnum Avenue Hove

Application for approval of details reserved by condition 2 of BH2012/03906

Applicant: Sussex Partnership NHS Trust

Officer: Steven Lewis 290480

Approved on 09/10/13 DELEGATED

BH2013/03087

286 Hangleton Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr & Mrs J Harrington

Officer: Chris Swain 292178

Prior approval not required on 09/10/13 DELEGATED

NORTH PORTSLADE

BH2013/02940

281 Mile Oak Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.3m.

Applicant: Lisa Whipp

Officer: Chris Swain 292178

Prior approval not required on 08/10/13 DELEGATED

SOUTH PORTSLADE

BH2013/01850

Chandlers Garage Victoria Road Portslade

Display of internally illuminated fascia signs.

Applicant: Barons & Chandlers

Officer: Mark Thomas 292336

Approved on 23/09/13 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.

BH2013/02050

Aldi Stores Ltd 7 Carlton Terrace Portslade

Application for variation of condition 1 of BH2011/02857 to vary the hours of operation of the store to read: The store shall not be open for trading to the public except between the hours of 0800 and 2100 on Monday to Saturday and 1000 to 1600 on Sundays and Bank Holidays. Staff may be within the premises between the hours of 0700 and 2200 hours on Mondays to Saturdays and 0930 and 1730 on Sundays and Bank Holidays.

Applicant: Aldi Stores Ltd

Officer: Steven Lewis 290480

Refused on 27/09/13 COMMITTEE

1) UNI

The noise assessment is considered inadequate by reason of the limited location from which measurements were taken. Therefore the applicant has failed to demonstrate that the additional hours proposed would not have a detrimental impact on the amenity of neighbouring residents by reason of noise nuisance, contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/02496

St Peters Community Infant School St Peters Road and Ottima Wellington Road Portslade

Application for approval of details reserved by conditions 7 and 12 of application BH2012/02546.

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Approved on 24/09/13 DELEGATED

BH2013/02502

21 Trafalgar Road Portslade

Erection of single storey rear extension.

Applicant: Mr Richard Warren

Officer: Helen Hobbs 293335

Refused on 24/09/13 DELEGATED

1) UNI

The proposed extension, by reason of its design, size and footprint wrapping around the original outrigger of the host building would relate poorly and cause harm to the form and character of the recipient building resulting in an overextended appearance in conflict with the requirements of policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide on extensions and alterations.

BH2013/02518

47 Fairfield Gardens Portslade

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, 1no roof light to the front and dormer to the rear. Erection of single storey rear extension.

Applicant: Mr & Mrs Noyes

Officer: Helen Hobbs 293335

Refused on 02/10/13 DELEGATED

BH2013/02689

9 Fairfield Gardens Portslade

Certificate of lawfulness for proposed single storey garden studio to rear and associated alterations.

Applicant: Mr & Mrs Ian McLean

Officer: Mark Thomas 292336

Approved on 01/10/13 DELEGATED

HOVE PARK

BH2013/01619

6 The Drove Way Hove

Change of use from dwelling (C3) to Nursery (D1) and conversion of garage to ancillary accommodation in connection with Lancing College Preparatory School.

Applicant: Lancing College Preparatory School

Officer: Steven Lewis 290480

Approved on 27/09/13 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 nursery use hereby permitted shall not be operational except between the hours of 08:00 and 17:30 on Mondays to Fridays, and not at weekends or including Bank or Public Holidays.

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

3) UNI

The main bungalow premises shall only be used for Day Nursery 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.

4) UNI

The nursery shall only be operated in conjunction with Lancing Preparatory School and shall not be used as an independent nursery accommodation.

Reason: due to the shared pedestrian and vehicle facilities, the shared learning facilities and in the absence of adequate facilities to allow independent operation, in accordance with policies TR1, TR7 and HO26 of the Brighton & Hove Local Plan.

5) UNI

The residential accommodation shall only be occupied as ancillary residential accommodation for employees of Lancing College Preparatory School and shall not be used as self contained residential accommodation within a C3 Use class 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 proposed residential accommodation by reason of its size, siting and relationship with the proposed nursery is not considered acceptable as a self contained unit of residential accommodation or to be eligible for permitted development rights for extensions and alterations and to comply with policies HO3, HO5, HO26 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The number of children attend the nursery shall not exceed 32 at anytime.

Reason: To ensure an adequate standard of nursery facilities and to ensure the amenities of the locality and to comply with policies HO26 and QD27 of the Brighton & Hove Local Plan.

7) UNI

Prior to the commencement of use, management details for use of the outdoor space shall be submitted to and approved in writing by the Local Planning Authority. The details shall include strategies to show how children will access garden play throughout the day. The outdoor space shall be used in accordance with the approved details.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.

8) UNI

No development as provided for within Schedule 2, Part 32 (Schools, Colleges, Universities and Hospitals, Classes A & B 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.

9) UNI

The vehicular access shall be used solely in connection with the ancillary residential property created and shall not be used in connection or for the benefit of the nursery use created.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies SU10, QD27 and TR7 of the Brighton & Hove Local Plan.

10) UNI

Prior to the first occupation of the development hereby permitted, the timber fence shown on drawing BN12050018/201 shall be built at a height of at least 1.7m and in accordance with the siting upon the approved plan. The means of enclosure shall thereafter be retained to the satisfaction of the Local Planning Authority.

Reason: To ensure proper management of the premises in accordance with the approved details and in the interests of the amenity of adjacent residential occupiers in accordance with policies HO26 and QD27 of the Brighton & Hove Local Plan.

11) UNI

Prior to the first occupation of the development hereby permitted, the access gate between the school and the nursery as shown on drawings BN12050018/201 and BN12050018/203 shall be implemented and made available for use. The means access shall thereafter be retained to the satisfaction of the Local Planning Authority and no new accesses to the nursery other than those shown on the submitted plans shall be created without first obtaining permission for the Local Planning Authority.

Reason: To ensure proper management of the premises and accesses in accordance with the approved details and in the interests of the amenity of adjacent residential occupiers in accordance with policies HO26 and QD27 of the Brighton & Hove Local Plan.

12) UNI

Prior to the first occupation of the development hereby permitted, details of suitable nappy changing facilities for children with disabilities shall be submitted to and approved by the Local Planning Authority. The facilities shall be brought into use prior to the first occupation of the use and thereafter retained.

Reason: To ensure an appropriate standard of childcare facilities in accordance with policy HO26 of the Brighton & Hove Local Plan.

13) UNI

14. Within 3 months of commencement of the use hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan for the school and nursery (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

14) 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.

15) UNI

The development hereby permitted shall not be commenced until details of buggy parking facilities for the use by 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 children's buggies are provided to comply with policy HO26 of the Brighton & Hove Local Plan.

16) 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	12050018/208		18/07/2013
Existing Elevation	12050018/103		21/05/2013
Existing Layout	12050018/101		21/05/2013
Existing Block Plan	12050018/102		18/07/2013
Proposed Layout	12050018/201		18/07/2013
Proposed Block Plan	12050018/202		18/07/2013
Proposed Elevation	12050018/203		21/05/2013

BH2013/01718

British Engineerium The Drove way Hove

Erection of temporary ice rink within the Engineerium grounds from October to February for a one year period commencing October 2013. Ancillary structures to include skate hire and shop and associated plant.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Approved on 26/09/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Plan as Existing	1967/1	A	28/05/2013
Elevations as Existing	1967/2	A	28/05/2013
Block Plan	1967/3	A	28/05/2013
Site Location Plan	1967/4	A	28/05/2013
Plan as Proposed	1967/11	C	28/05/2013
Elevations as Proposed	1967/12	C	28/05/2013
Marquee Elevations as Proposed	1967/13	B	28/05/2013
Crown and Branch Spread Tree Constraints Plan			28/05/2013
Root Protection Area Tree Constraints Plan			28/05/2013
Category Grading Plan			28/05/2013

2) UNI

The use hereby permitted shall only take place between 1st October 2013 and 28th February 2014 after when the use shall be permanently discontinued.

Reason: The use and buildings hereby approved are not considered suitable as a permanent form of development, to safeguard the setting of The Engineerium and associated listed buildings, to allow the transport impacts of the use to be assessed, and to comply with policies TR1, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The application site shall be restored to its condition immediately prior to the use commencing on or before 14th March 2014.

Reason: To safeguard the setting of The Engineerium and associated listed buildings and to comply with policies HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The ice rink hereby permitted shall not be open to customers except between the hours of 09.00 and 22.30 daily.

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

5) UNI

The development hereby permitted shall not be brought into use until details of secure 2 cycle parking spaces 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 development hereby permitted being first brought into use and shall thereafter be retained for use at all times.

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

6) UNI

No loading or unloading of vehicles or storage of materials associated with the ice rink shall take place on soft landscaped areas to the north of the raised hard standing.

Reason: To protect trees which make an important contribution to the character and appearance of The Engineerium Conservation Area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until tree protection measures, including pruning and ground protection, have taken place in accordance with the EAS Ltd 'Tree Survey & Arboricultural Impact Assessment' dated December 2012.

Reason: To protect trees which make an important contribution to the character and appearance of The Engineerium Conservation Area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

8) UNI

No development shall commence until a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries, has been submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved Plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies S10, QD27 and TR7 of the Brighton & Hove Local Plan.

9) UNI

The development hereby approved shall not be open to visiting members of the public until a Visitor Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall outline measures to manage, monitor and evaluate the impacts of visitor activity to and from the site and to promote sustainable transport. The measures shall be implemented as approved and in conjunction with visitor parking being provided in accordance with planning permission BH2009/02342.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1, TR4, TR7, TR18 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The lighting illuminating the hereby permitted ice rink shall be switched off between the hours of 23.00 and 09.00 the following day.

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

BH2013/02097

Hove Park Depot The Drove Hove

Demolition of existing buildings.

Applicant: Kier Construction

Officer: Guy Everest 293334

Approved on 25/09/13 COMMITTEE

1) UNI

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

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

BH2013/02373

168A Old Shoreham Road Hove

Erection of rear dormer to replace existing.

Applicant: Dr Harjinder Heer

Officer: Guy Everest 293334

Refused on 26/09/13 DELEGATED

1) UNI

The rear dormer by reason of its size, bulk and detailing would appear unduly bulky and would fail to respect the character and proportions of the existing building, adjoining properties and the wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and the

provisions of Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2013/02445

Goldstone Retail Park Newtown Road Hove

Erection of single storey restaurant (A3) with external seating area and alterations to car park.

Applicant: Scottish Widows Investment Partnership Unit Trus

Officer: Steven Lewis 290480

Approved on 26/09/13 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 hereby unit, as indicated on drawing no. 782-N03 Rev A received 19 July 2013, shall only be used within Class A3 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) unless prior planning permission is obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the amenities of the area, protecting the vitality and viability of existing shopping centres, and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

3) UNI

No intoxicating liquor shall be sold or supplied within the unit hereby approved except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any alcohol sales shall be ancillary to the approved use.

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

4) UNI

The premises shall not be open for customer trading except between the hours of 08:00 to 23:00 Monday to Saturdays; and 09:00 to 22:00 on Sundays and Bank Holidays.

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

5) UNI

Deliveries of goods to and collection of goods / refuse from the site shall not take place other than between the hours of 08:00 and 18:00 on Mondays to Fridays and the hours of 09:00 and 12:00 on Saturdays. There shall be no such deliveries or collections on Sundays or Public Holidays.

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

6) UNI

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

any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

7) UNI

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.

8) UNI

Prior to the commencement of development hereby permitted a plan demonstrating that the number of disabled parking spaces meets the requirements of the adopted Parking Standards (SPGBH4 - Parking Standards). The use of the building shall not commence till all parking spaces have been marked out in accordance with approved details and thereafter the parking spaces shall not be retained and not used other than for the parking of vehicles.

Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR7 and TR18 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 (SPGBH4 - Parking Standards).

9) UNI

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

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

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

11) UNI

No non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

15) UNI

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

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan.

16) UNI

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

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

17) UNI

The development hereby permitted shall not be occupied until details of secure and, unless otherwise agreed in writing by the Local Planning Authority, covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the 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.

18) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 15 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan

19) UNI

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

Plan Type	Reference	Version	Date Received
Site Location Plan	02880035/1		19/07/2013
Location Plan	782-N01	A	19/07/2013
Proposed Site Plan	782-N02	A	19/07/2013
Proposed Ground Floor Plan	782-N03	A	19/07/2013
Proposed Elevations	782-N04	A	19/07/2013
Proposed Part External Layout	782-N05		19/07/2013

BH2013/02451

35 Shirley Drive Hove

Remodelling of existing front porch, erection of first floor side extension over existing garage, replacement windows and installation of new ground floor side window on the north elevation.

Applicant: Mr & Mrs Peter Chadwick

Officer: Helen Hobbs 293335

Refused on 20/09/13 DELEGATED

1) UNI

The proposed front porch extension and steps due to their design, siting and overall projection, when read in conjunction with the existing front extension would dominate the existing building and be unduly prominent within the street scene. The proposal would therefore significantly harm the character and appearance of the existing property, street scene and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide on Extensions and Alterations.

BH2013/02452

35 Shirley Drive Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Peter Chadwick

Officer: Helen Hobbs 293335

Refused on 02/10/13 DELEGATED

BH2013/02580

Marche House Woodland Drive Hove

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2012/02739 (Appeal Ref: APP/Q1445/D/13/2198614).

Applicant: Mr M Holland

Officer: Steven Lewis 290480

Approved on 01/10/13 DELEGATED

BH2013/02615

121 Goldstone Crescent Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr P Stoneham

Officer: Clare Simpson 292454

Approved on 01/10/13 DELEGATED

BH2013/02637

187 Woodland Avenue Hove

Conversion of integral garage to habitable accommodation incorporating alterations to fenestration.

Applicant: Andrew Padley

Officer: Helen Hobbs 293335

Approved on 24/09/13 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 front elevation, shall be made good where the garage door and front door are to be removed. The external finishes of these areas shall match in materials, 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	RFA13/268/01		30th July 2013
Proposed ground floor plan	RFA13/268/02		30th July 2013
Existing and proposed elevations	RFA13/268/03		30th July 2013

BH2013/02674

Unit 4A & 4B Goldstone Retail Park Newtown Road Hove

Erection of structure to front elevation to facilitate signage.

Applicant: Steinhoff UK Group Properties Ltd

Officer: Steven Lewis 290480

Approved on 04/10/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			05/08/2013
Proposed Elevations	1924/17	D	15/08/2013

BH2013/02717

6 Hove Park Gardens Hove

Erection of detached garage with pitched roof.

Applicant: Mr J Foot

Officer: Mark Thomas 292336

Refused on 27/09/13 DELEGATED

1) UNI

The proposed garage, by virtue of its excessive footprint, height and bulk and its positioning near to the front boundary of the property, would be an unattractive addition to the street scene, dominating the appearance of the street and the recipient property. Further, the garage would not take into account the positive contribution of the space around the recipient property and characteristic of the locality, failing to respect the open character of the area. The proposed garage would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12- Design guide for extensions and alterations.

BH2013/03031

21 Shirley Drive Hove

Certificate of lawfulness for proposed roof extension to the rear with associated works.

Applicant: Mr Julian Adams

Officer: Emily Stanbridge 292359

Approved on 02/10/13 DELEGATED

BH2013/03069

162 Woodland Drive Hove

Application for approval of details reserved by condition 13 of application BH2013/01505.

Applicant: AKN (Sussex) LLP

Officer: Steven Lewis 290480

Approved on 03/10/13 DELEGATED

WESTBOURNE

BH2013/01597

43 Lawrence Road Hove

Change of use of ground floor from residential to child care facilities (D1).

Applicant: Mr Tony Franco

Officer: Christopher Wright 292097

Approved on 04/10/13 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 premises shall not be used as a day nursery except between the hours of 08.00 to 18.00 Monday to Friday inclusive, with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

3) UNI

The number of children attending the day nursery use hereby permitted shall not exceed 18 at any time, with a maximum of 6 children accommodated within the detached annex building and 12 children at ground floor level within the main dwelling.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

4) UNI

Outdoor play sessions in connection with the day nursery use hereby permitted shall be restricted to within the hours of 09.00 and 17.00 Monday to Friday inclusive with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

5) UNI

The use hereby authorised 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.

6) UNI

The premises shall be used for the use described by this planning permission only and for no other purpose (including any other purpose in Classes C3 and 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 2005.

7) UNI

Unless otherwise approved in writing by the local planning authority, the rooms allocated for residential purposes on the first floor and within the roof space, as indicated on drawing no. 2012.80.02a, shall be retained as such and shall not be used as part of the day nursery.

Reason: In order to protect the stock of residential accommodation within the city, in accordance with policy HO8 of the Brighton & Hove Local Plan 2005.

8) UNI

The use hereby authorised shall not commence until a management plan for the use of the outside space has been submitted to and approved in writing by the local planning authority. The use shall operate in accordance with the approved management plan thereafter.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan 2005.

9) UNI

10. The use hereby authorised shall not be occupied until a 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) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include such commitments as are considered appropriate and should include as a minimum the following initiatives:-

- (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use;
- (ii) A commitment to reduce carbon emissions;
- (iii) Increase awareness of and improve road safety and personal security;
- (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses;
- (v) Identify targets focused on reductions in the level of car use;
- (vi) Identify a monitoring framework to enable the Travel Plan to be reviewed and updated as appropriate;

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			20 May 2013
Block Plan			20 May 2013
Existing Ground, First Floor Layouts and Elevations	2012.80.01a	C	3 Oct 2013
Proposed Ground, First Floor Layouts and Elevations	2012.80.02a	E	3 Oct 2013

11) UNI

No amplified music or musical equipment shall be used in the outdoor play area in connection with the day nursery use hereby permitted.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/02354

68 Carlisle Road Hove

Removal of existing conservatory to side and erection of single storey side/rear extension and associated works.

Applicant: Mr Rob Stephens

Officer: Helen Hobbs 293335

Refused on 27/09/13 DELEGATED

1) UNI

The proposed extension, due to its design, siting and height, would poorly relate to the original plan form of the dwelling and would have a discordant appearance in relation to the existing two storey rear extension and the detached side garage, to the detriment of the character and appearance of the existing property, street scene and the surrounding area. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design guide on extensions and alterations.

2) UNI2

The proposed extension, due to its siting, height and bulk would form an un-neighbourly extension that would result in an overbearing impact to the neighbouring property No. 66 Carlisle Road. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012)

3) UNI3

The raised platform area, due to its elevated position, would result in real and perceived overlooking and a subsequent loss of privacy towards the garden of the adjoining property, No. 66 Carlisle Road to the detriment of the residential amenity of the occupiers of this property. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012)

BH2013/02449

5 Princes Square Hove

Loft conversion incorporating 2no front roof lights and rear 2no rear dormers and 1 no. rear roof light.

Applicant: Mrs Elves

Officer: Steven Lewis 290480

Approved on 25/09/13 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 roof light(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
Elevations and floor plans	103/01	A	16/09/2013
Design and access Statement			22/07/2013

BH2013/02574

The Westbourne 90 Portland Road Hove

Alterations to layout of doors and windows, new canopies to front elevation, raised garden level and erection of timber screen on West elevation of garden.

Applicant: Ms Emma Lundin
Officer: Mark Thomas 292336

Refused on 09/10/13 DELEGATED

1) UNI

The proposal to install a timber screen to the western boundary would result in a boundary treatment of excessive height, appearing incongruous in this predominantly residential setting. Further, the proposed loss of four attractive timber sash windows to the front elevation, and their replacement with a window of inappropriate scale, proportions, materials and method of opening would result in significant harm to the character and appearance of the recipient property and the wider locality. For the reasons outlined, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/02655

24 Pembroke Crescent Hove

Removal of existing first floor window to north elevation.

Applicant: Ms Cherise Blythe
Officer: Clare Simpson 292454

Approved on 30/09/13 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
Site and Block Plan	478(PL)2		2nd August 2013
Proposals	478(PL)1		2nd August 2013

WISH

BH2013/01934

46 Mansfield Road Hove

Certificate of lawfulness for proposed loft conversion incorporating side dormer, side roof light and window to the rear.

Applicant: Mr & Mrs Dunstan
Officer: Guy Everest 293334

Approved on 24/09/13 DELEGATED

BH2013/02387

5 Tandridge Road Hove

Application for approval of details reserved by condition 3 of application BH2012/00103.

Applicant: Mr Kristian Gavin
Officer: Jason Hawkes 292153

Approved on 03/10/13 DELEGATED

BH2013/02458

9 Portland Avenue Hove

Installation of roof lights to side elevation. (Retrospective)

Applicant: Mr Rick Kennedy

Officer: Adrian Smith 290478

Approved on 20/09/13 DELEGATED

1) UNI

Within three months of the date of this permission the roof light to the north facing roof slope of the building shall be obscure glazed and thereafter permanently retained as such.

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

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, block plan and existing and proposed elevations and sections	155PA9/02		22/07/2013
Existing and proposed roof plans	155PA9/01		22/07/2013

BH2013/02599

53-55 Boundary Road Hove

Application for Approval of Details Reserved by Condition 6 of application BH2011/02080.

Applicant: Roseview Homes LTD

Officer: Guy Everest 293334

Approved on 19/09/13 DELEGATED

BH2013/02679

38 Glebe Villas Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and front and side roof lights.

Applicant: Mr Colin Hamilton

Officer: Steven Lewis 290480

Approved on 26/09/13 DELEGATED

BH2013/02975

6 Braemore Road Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, 2no roof lights to front roof slope, 2no dormers to the rear, installation of window to side and associated works.

Applicant: Paul James Consulting

Officer: Emily Stanbridge 292359

Approved on 25/09/13 DELEGATED

Withdrawn Applications

