

PLANS LIST 29 January 2014**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED
BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE
DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER
DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION****PATCHAM****BH2013/03243****13 Greenfield Crescent Brighton**

Erection of single storey rear extension.

Applicant: Mrs Suzanna Cassidy

Officer: Robin Hodgetts 292366

Refused on 03/01/14 DELEGATED

1) UNI

The proposed extension by reason of its design, siting and scale represents an unduly bulky and dominant addition which would create an overextended and unsightly appearance to the building, and would appear overbearing and cause overshadowing to the abutting garden of 15 Greenfield Crescent. The proposal would therefore be detrimental to neighbouring amenity and the character and appearance of the existing building and wider surrounding area. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

BH2013/03334**16 Mayfield Crescent Brighton**

Erection of a single storey rear extension.

Applicant: Adam Hughes

Officer: Chris Swain 292178

Approved on 18/12/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan and block plan	CH 477/001	A	30/09/2013
Existing floor plans	CH 477/002		30/09/2013
Existing elevations	CH 477/003		30/09/2013
Proposed floor plans	CH 477/004	B	30/09/2013
Proposed elevations	CH 477/005	B	30/09/2013

BH2013/03534

18 Highview Way Brighton

Demolition of existing concrete shed and erection of single storey side extension.

Applicant: Dionne Martlew

Officer: Robin Hodgetts 292366

Refused on 03/01/14 DELEGATED

1) UNI

The proposed extension by reason of its design, scale, footprint, form, siting and eaves height would relate poorly to the original property, leading to the dwelling appearing overextended and eroding the original form, resulting in the development having an adverse visual impact on the appearance and character of the existing property and wider street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

BH2013/03546

Patcham House School 7 Old London Road Brighton

Removal of existing timber hut and erection of storage container.

Applicant: Steven Clare

Officer: Robert McNicol 292198

Approved on 12/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until a scheme for the soundproofing of the structure 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.

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	001		17 October 2013
Existing block plan	002		17 October 2013
Proposed block plan	003		17 October 2013
Existing plans	004		17 October 2013

Existing elevations	005		17 October 2013
Proposed plans	006		17 October 2013
Proposed elevations	007		17 October 2013
Proposed container details	008		17 October 2013

BH2013/03618

27 Beechwood Close Brighton

Erection of single storey side extension, enlargement of garage and widening of driveway.

Applicant: Mr Paul Fisher

Officer: Wayne Nee 292132

Approved on 19/12/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing ground floor	01		23 October 2013
Proposed ground floor	02		23 October 2013
Existing roof plan	04		23 October 2013
Proposed roof plan	05		23 October 2013
Existing elevations	06		23 October 2013
Proposed elevations	07		23 October 2013
Location plan	08		23 October 2013
Proposed section	09		23 October 2013

BH2013/03824

163 Ladies Mile Road Brighton

Erection of single storey rear extension incorporating raised terrace to rear.

Applicant: Ann Staley

Officer: Anthony Foster 294495

Approved on 31/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 ground floor kitchen window in the west 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

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

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

Plan Type	Reference	Version	Date Received
Block Plan Site Plan			06/11/2013
Survey of Existing			06/11/2013
Proposed Rear Extension			06/11/2013

BH2013/03870

9 Kenmure Avenue Brighton

Erection of single storey side extension.

Applicant: Mrs Patricia Janes

Officer: Andrew Huntley 292321

Approved on 03/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Layout	512/02		13.11.2013
Proposed Extension	512/03		13.11.2013

BH2013/03912

1 Sunnydale 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 7.785m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Bill Windsor

Report from: 12/12/2013 to: 08/01/2014

Officer: Wayne Nee 292132
Prior approval not required on 16/12/13 DELEGATED

BH2013/03913

28 Beechwood 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 6m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 3m.

Applicant: Mr Emlyn Roberts

Officer: Chris Swain 292178

Prior approval not required on 18/12/13 DELEGATED

PRESTON PARK

BH2013/02759

90 Preston Drove Brighton

Installation of new shop front and new independent access to maisonette with new steps to front.

Applicant: Mr T Garnham

Officer: Andrew Huntley 292321

Approved on 30/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 full details of the shopfront windows and doors 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.

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	OI606945		06.11.2013
Existing Plans and Elevations	2315/01		09.08.2013
Proposed Plans and Elevations	2315/02		09.08.2013

BH2013/02944

67 Waldegrave Road Brighton

Alterations to front boundary wall to facilitate the creation of non paved driveway.

Applicant: Mrs Carmela Freeman

Officer: Wayne Nee 292132

Refused on 12/12/13 DELEGATED

1) UNI

The proposed creation of a driveway in the front garden of the property would be very prominent and harmful to the setting of the house and the coherence of the

street scene. The proposal would result in the loss of part of the front boundary wall, a feature which is typical of the area. The unsympathetic alterations would be to the detriment of the existing property and the street scene and would cause harm to this part of the Preston Park Conservation Area. As such the proposed development is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan, as well as SPD09: Architectural Features.

BH2013/03185

65 Florence Road Brighton

Creation of 2no rear dormers, 1no rooflight to front and other associated alterations.

Applicant: Georgia Apsion

Officer: Chris Swain 292178

Approved on 13/12/13 DELEGATED

1) BH01.01

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

3) UNI

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

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

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 and roof plans, site location and block plan	0280.EXG.001		17 September 2013
Existing sections and elevations	0280.EXG.002		17 September 2013
Proposed floor and roof plans	0280.PL.001	A	9 October 2013
Proposed sections and elevations	0280.PL.002	A	9 October 2013

BH2013/03196

17 Preston Road Brighton

Installation of new windows and doors to rear of building at first floor level. Installation of balustrade around flat roof area, removal of polycarbonate roof above flat roof area. (Part retrospective).

Applicant: Mr Kamber Koluman

Officer: Robert McNicol 292198

Refused on 03/01/14 DELEGATED

1) UNI

The balustrade dominates the rear of the property and is an unsympathetic addition to the building. These works have had a detrimental impact on the

appearance of the recipient property and are therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The works have created a roof terrace area which would be accessible from both the office and flat on the first floor of the building. The roof terrace would be likely to create noise disturbance and overlooking leading to loss of privacy for the residents of the first floor flat at 15 Preston Road and would create significantly increased opportunities for overlooking to neighbouring properties and gardens in the vicinity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03217

17 Preston Road Brighton

Installation of new windows and doors to rear of building at first floor level. Installation of balustrade around flat roof area, erection of polycarbonate roof above flat roof area. (Retrospective).

Applicant: Mr Kamber Koluman

Officer: Robert McNicol 292198

Refused on 03/01/14 DELEGATED

1) UNI

The balustrade and polycarbonate roof dominate the rear of the property and are an unsympathetic addition to the building. These works have had a detrimental impact on the appearance of the recipient property and are therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The works have created a roof terrace area which would be accessible from both the office and flat on the first floor of the building. The roof terrace would be likely to create noise disturbance and overlooking leading to loss of privacy for the residents of the first floor flat at 15 Preston Road and would create significantly increased opportunities for overlooking to neighbouring properties and gardens in the vicinity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03609

1 Lancaster Road Brighton

Application for Approval of Details Reserved by Condition 5 of BH2012/00585.

Applicant: Adam Bailey

Officer: Chris Swain 292178

Approved on 17/12/13 DELEGATED

BH2013/03683

140A Springfield Road Brighton

Replacement of timber single glazed sash windows with UPVC double glazed sash windows and replacement of timber door with composite door.

Applicant: Mr Graham Miles

Officer: Anthony Foster 294495

Refused on 30/12/13 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 character of the property and would adversely affect the character and appearance of the Springfield Road street scene and the wider Preston Park Conservation Area and as such is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/03707

165 Waldegrave Road Brighton

Insertion of conservation style rooflight to front roofslope.

Applicant: Rob Bourn

Officer: Robin Hodgetts 292366

Refused on 30/12/13 DELEGATED

1) UNI

The proposed rooflight by reason of its scale and positioning would poorly contrast with lower levels of the building and would fail to preserve or enhance the character or appearance of the existing building or wider Preston Park Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2013/03776

8 Osborne Road Brighton

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

Applicant: Mrs L Hopkins

Officer: Andrew Huntley 292321

Approved on 12/12/13 DELEGATED

BH2013/03830

124 Waldegrave Road Brighton

Erection of single storey rear extension.

Applicant: Ms Amy Anson

Officer: Adrian Smith 290478

Refused on 07/01/14 DELEGATED

1) UNI

The proposed extension, by virtue of its scale and massing relative to the existing boundary, would have a significantly enclosing and overbearing impact on the rear window to 126 Waldegrave Road, to the detriment of their amenity and contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03970

4 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 4.47m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.7m.

Applicant: Mr Nick Roughly

Officer: Wayne Nee 292132

Prior approval not required on 18/12/13 DELEGATED

BH2013/04195

25 Dover 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 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr Chris Mentiply

Officer: Robert McNicol 292198

Prior approval not required on 06/01/14 DELEGATED

REGENCY

BH2013/02724

8 Montpelier Terrace Brighton

Application for Approval of Details Reserved by condition 5 of application BH2011/01699.

Applicant: Phillip Clegg
Officer: Jason Hawkes 292153
Approved on 12/12/13 DELEGATED

BH2013/02741

22 Spring Street Brighton

Change of use from hairdressers (A1) to offices (B1) and installation of French doors to rear elevation (Retrospective).

Applicant: BN1Creative Ltd
Officer: Christopher Wright 292097
Approved on 03/01/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan and Ground Floor Plan	335/1		2 Sep 2013
Existing and proposed ground floor plans	392-1	A	2 Sep 2013
Existing Rear Elevation and Long Section AA	392-2	A	2 Sep 2013
Proposed rear elevation and long Section AA	392-3	A	2 Sep 2013
Photographs of Pre-Existing Rear Window and Door			27 Sep 2013

BH2013/03135

13C Powis Road Brighton

Replacement of existing timber windows with UPVC windows to rear elevation.

Applicant: Dr Michael Hyde
Officer: Guy Everest 293334
Approved on 06/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 southernmost windows at first floor level to the rear elevation shall be obscure glazed and shall thereafter be permanently retained as

such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			19/09/2013
First Floor Plan (Flat C)			11/09/2013
Product Survey Sheet - Specifications			11/09/2013
Product Survey Sheet (rear elevation)			11/09/2013

BH2013/03146

Waitrose Ltd 130-134a Western Road Brighton

Removal of trolley bay and creation of 2no trolley shelters and creation of 2no cycle racks within rear car park.

Applicant: Waitrose Ltd

Officer: Steven Lewis 290480

Approved on 16/12/13 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

Prior to the commencement of development on site an arboricultural method statement setting out any necessary tree works to facilitate the development including pruning works and/or root projection shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved method statement.

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

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 Map	13-024-AZ-(P)-003		19/09/2013
Site Block Plan	13-024-AZ-(P)-004		13/09/2013
Proposed Trolley Store	13-024-AG-(P)-100		13/09/2013
Proposed Car Park Layout	13-024-AZ-(P)-001		13/09/2013
Existing Car Park Layout	13-024-YZ-(P)-001		13/09/2013

Covered Trolley Point	NTP-2000	A	13/09/2013
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BH2013/03404

86 Western Road Brighton

Internal alterations to layout including creation of a mezzanine level to facilitate change of use from bank (A2) to cafe or restaurant (A3) with installation of extract duct to existing chimney stack.

Applicant: Coastal Properties

Officer: Clare Simpson 292454

Approved on 12/12/13 DELEGATED

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 details at a scale of 1:20 detailing the method of fixing of the proposed mezzanine to the walls of the building have been submitted to and approved in writing by the Local Planning Authority. The construction shall be carried out in accordance with the approved detail and retained thereafter.

Reason: To ensure the structural integrity of the Listed Building and the protection of the original features in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until details at a scale of 1:20 of the existing ceiling and the proposed ceiling finish / reinstatement have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure the structural integrity of the Listed Building and the protection of the original features in accordance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No development shall commence until a scheme for waste storage and management arising from the use hereby permitted has been submitted to and approved by the Local Planning Authority in writing. The waste management and storage shall thereafter be implemented and maintained in accordance with the approved details.

Reason: In the interest of general amenity of the area and in to protect the historic character of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

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

Reason: To protect the historic features of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

For the avoidance of doubt the new walls shall be scribed around all existing features of the building including any skirting boards, dado rails, picture rails and cornices, and the existing features shall not be cut into or damaged.

Reason: To protect the historic features of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

Unless otherwise agreed in writing, the proposed kitchen extraction flue shall not emerge above the historic chimney and chimney pot.

Reason: To protect the historic features of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

Prior to occupation of the building the decorative rooflight shall be repaired to exactly match the existing and retained as such thereafter.

Reason: To protect the historic features of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2013/03435

Flat 2 21 Hampton Place Brighton

Replacement of existing single glazed timber windows and door with double glazed timber windows and doors to rear elevation.

Applicant: Miss Karen Jamieson

Officer: Sonia Gillam 292265

Refused on 07/01/14 DELEGATED

1) UNI

The proposed door, by reason of its design, would be an inappropriate addition which would detrimentally impact on the architectural and historic character and appearance of the listed building and the conservation area and is therefore contrary to policies QD14, HE1 & HE6 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Documents SPD09 Architectural Features and SPD12 Design Guide for Extensions and Alterations

BH2013/03445

67 Preston Street Brighton

Conversion of offices (B1) to form 2no one bedroom flats on lower ground and third floors and small House in Multiple Occupation (C4) on ground, first and second floors incorporating window restoration, new front door, ventilation pipes on roof and associated works.

Applicant: Regency Property Partnership

Officer: Andrew Huntley 292321

Refused on 27/12/13 DELEGATED

1) UNI

The development would result in the loss of office accommodation which has not been demonstrated as genuinely redundant. There is no evidence to demonstrate that the change of use is the only practicable way of preserving the Grade II Listed Building. The proposal would therefore result in the unjustified loss of office accommodation in the City and is contrary to policy EM5 of the Brighton & Hove Local Plan.

2) UNI2

The development, by reason of the configuration and inadequate internal room sizes, would create a cramped and unsatisfactory standard of residential accommodation. Furthermore, at lower ground floor level the development would provide inadequate outlook and natural light for future occupiers of these units. In addition, the proposal has failed to demonstrate that the intense use of the site and incompatible stacking would not lead to noise disturbance and impact on the amenity of future occupiers. The proposal would create a poor standard of accommodation, would fail to meet the needs of future occupiers and is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed entrance door and railings, by reason of their design and detailing, would have an adverse effect on the character and appearance of the Grade II Listed Building and the wider Regency Square Conservation Area. The proposal

is thereby contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/03446

67 Preston Street Brighton

Internal alterations associated with conversion of building to form 2no one bedroom flats on lower ground and third floors and small house in multiple occupation on ground, first and second floors.

Applicant: Regency Property Partnership

Officer: Andrew Huntley 292321

Refused on 20/12/13 DELEGATED

1) UNI

The submitted plans fail to indicate existing historical features within the Listed Building and the extent, location and detailing of features to be reinstated or what and how any repair works would be carried out as no restorative plans or details have been provided. Therefore, the proposal is not considered to preserve, enhance and better reveal the historic and aesthetic significance of the listed building. These details are fundamental to the proposals, and in their absence the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed entrance door and railings, by reason of their design and detailing, would have an adverse effect on the character and appearance of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan.

3) UNI3

The insertion of kitchens to all rooms within the southern building would be harmful to the historical character and importance of the Grade II Listed Building. The proposed residential units would carve-up and clutter the rooms with the introduction of kitchen units, bathroom / shower rooms and the required service risers. The historic plan-form of a building is one it's most important characteristics and this feature should be preserved. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11, Listed Building Interiors.

BH2013/03551

Unit MSU 1 Churchill Square Brighton

Installation of new plant / air conditioning units to new plant deck on roof.
Erection of new access enclosure to roof.

Applicant: Arcadia Group Ltd

Officer: Sonia Gillam 292265

Approved on 02/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			17/10/2013

Block plan			17/10/2013
Existing roof plan	1124_P_601		17/10/2013
Existing roof plant section and elevation	1124_P_602		17/10/2013
Proposed roof plan	1124_P_611	A	06/11/2013
Proposed roof plant section and elevation	1124_P_612	A	06/11/2013
Proposed staircase 3 & roof enclosure details	A802	B	06/11/2013

BH2013/03615

55 Western Road Brighton

Display of internally-illuminated fascia and projecting signs. (Retrospective).

Applicant: Flight Centre UK Ltd

Officer: Robin Hodgetts 292366

Refused on 20/12/13 DELEGATED

1) UNI

The advertisements by reason of their colour, size and illumination would appear incongruous and unduly prominent in the street scene and cause harm to the character and appearance of this part of the Regency Square conservation area, contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan 2005 and SPD07 (Advertisements).

BH2013/03617

37 Western Road and 39 Clarence Square Brighton

Conversion of ancillary retail storage area (A1) at lower ground floor level to form 1no studio flat with associated alterations including excavation to form new staircase with new piers and railings to courtyard surround.

Applicant: Hoskins Ltd

Officer: Jason Hawkes 292153

Approved on 23/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

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 front lightwell shall be completed in accordance with approved drawing no. 0316-PA-012 Rev C prior to the first occupation of the hereby approved lower ground floor studio unit.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of

accommodation for future occupants, and to comply with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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

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

7) UNI

No development shall commence until further details of the proposed boundary treatment to Clarence Square, including a 1:20 elevation and colour scheme, have been submitted to and approved by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 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
Existing Floor, Location and Block Plans	0316-PA-001	A	23rd October 2013
Existing Section and Elevations	0316-PA-002	A	23rd October 2013
Proposed Lower Ground, Ground Floor Plan and Section AA	0316-PA-012	C	28th October 2013
Proposed North and South Elevations	0316-PA-013	B	28th October 2013

9) UNI

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

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan

BH2013/03620

59 West Street Brighton

Display of externally illuminated fascia signs and internally illuminated projecting sign, fascia sign and menu boxes.

Applicant: Stonegate Pubs

Officer: Robin Hodgetts 292366

Approved on 20/12/13 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.

BH2013/03646

Montpelier Inn 7-8 Montpelier Place Brighton

Installation of black and white tiles to forecourt. (Retrospective).

Applicant: Eden Pubs Ltd

Officer: Helen Hobbs 293335

Approved on 18/12/13 DELEGATED

1) UNI

Within 3 months of the date of this decision the outer row of tiles shall be removed and replaced with border tiles as indicated on the detail submitted 5th December 2013.

Reason: To ensure the satisfactory appearance to the development and to comply with policies HE1 and 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 plan			23rd October 2013
External forecourt plan	10/13/P/01		23rd October 2013
Border tile detail			5th December 2013

BH2013/03647

Montpelier Inn 7-8 Montpelier Place Brighton

Installation of black and white tiles to forecourt. (Retrospective).

Applicant: Eden Pubs Ltd

Officer: Helen Hobbs 293335

Approved on 18/12/13 DELEGATED

1) UNI

Within 3 months of the date of this decision the outer row of tiles shall be removed and replaced with border tiles as indicated on the detail submitted 5th December 2013.

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

BH2013/03652

3 Nile Street Brighton

Internal alterations to facilitate creation of a hairdressing salon including alterations to layout and installation of suspended ceiling to ground and first floor.

Applicant: Mr A Duffy

Officer: Robin Hodgetts 292366

Approved on 23/12/13 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 cables/wires/downpipes etc - Listed Buildings

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or

penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

3) UNI

Approval limited to drawings - Listed Buildings

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

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

4) UNI

Historic/architectural features to be retained - Listed Buildings

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

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

BH2013/03664

19 Clifton Terrace Brighton

Erection of two storey rear extension at lower ground and ground floor levels with associated external alterations including demolition of conservatory and alterations to fenestration. Internal alterations to layout of house.

Applicant: Mr & Mrs Walter

Officer: Jason Hawkes 292153

Approved on 20/12/13 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until a method statement for the proposed dismantling and reinstatement of the external stone steps and the brick flooring to the lower rear courtyard has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include a condition report for the items and details of the damp proofing and insulation proposed for the floor and walls. 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

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

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

4) UNI

The French doors hereby approved shall be painted timber doors without trickle

vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original doors and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original doors.

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

5) UNI

Notwithstanding the submitted drawings no works shall take place until details of the following items have been submitted to and approved in writing by the Local Planning Authority:

i) The rooflight.

ii) The lead roof detail including parapet.

The details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall be implemented in strict 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

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

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

7) UNI

No works shall take place until the detailed design of all new fireplaces (including surrounds, hearth and insert details) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the size, material, finish and colour of the fireplaces. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

8) UNI

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

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

BH2013/03665

19 Clifton Terrace Brighton

Erection of two storey rear extension at lower ground and ground floor levels with associated external alterations including demolition of conservatory and alterations to fenestration.

Applicant: Mr & Mrs Walter

Officer: Jason Hawkes 292153

Approved on 20/12/13 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) UNI

No works shall take place until a method statement for the proposed dismantling and reinstatement of the external stone steps and the brick flooring to the lower rear courtyard has been submitted to and approved in writing by the Local Planning Authority. The statement shall include a condition report for the items and details of the damp proofing and insulation proposed for the floor and walls. 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

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

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

4) UNI

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

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

5) UNI

Notwithstanding the submitted drawings no works shall take place until details of the following items have been submitted to and approved in writing by the Local Planning Authority:

- (i) The rooflight.
- (ii) The lead roof detail including parapet.

The details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall be implemented in strict accordance with the agreed details.

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

6) UNI

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

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Location, Site and Roof Plans	PL-001		28th October 2013
Existing Raised Ground Floor Plan and Long Section	PL-002		28th October 2013
Existing Roof Plan and Long	PL-003		28th October 2013

Section BB			
Existing plans and Elevations	PL-004		28th October 2013
Proposed Raised Ground Floor plan and Long Section AA	PL-005	A	14th November 2013
Proposed Roof Plan and Long Section BB	PL-006		28th October 2013
Proposed Plans and Elevations	PL-007	A	14th November 2013
Proposed Rear Extension: Part Plans @1:20	PL-008	A	14th November 2013
Proposed Rear Extension @1:20	PL-009	A	14th November 2013
Proposed Front and Rear Elevations @1:20	PL-010		28th October 2013
Dormer Window W4 @1:20	PL-011		28th October 2013

8) UNI

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

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

BH2013/03677

10 East Street Brighton

Alterations to existing shopfront including relocation of entrance doors.

Applicant: C & H Weston

Officer: Jason Hawkes 292153

Approved on 23/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 & Block Plan	221800-01		28th October 2013
Existing Plan & Elevations	221800-02		28th October 2013
Proposed Plan & Elevation	221800-03	A	12th December 2013

BH2013/03698**7 Cranbourne Street Brighton**

Removal of ATM cash machine and change of use of part of ground floor from retail (A1) to retail (A1) and Bureau de Change (A2)

Applicant: Mr Miakail Ramzi

Officer: Liz Arnold 291709

Approved on 31/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 A2 Use Class hereby permitted shall be restricted to the area annotated as a Bureau De Change, as shown in plan number 13.10.07/3, unless otherwise agreed in writing by the Local Planning Authority. Reason: To protect the vitality and viability of the Cranbourne Street shopping frontage, in accordance with policy SR4 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			30th October 2013
Survey - Floor plans as Existing	13.10.07/2	Rev. A	16th December 2013
Proposed Floor Plan Arrangement for Bureau de Change	13.10.07/3		30th October 2013

BH2013/03728**49 Sillwood Street Brighton**

Certificate of lawfulness for existing alterations to rear incorporating demolition of extension and installation of glazing at basement level and new first floor window.

Applicant: Miss Charlie Dwight

Officer: Liz Arnold 291709

Approved on 18/12/13 DELEGATED

BH2013/03730**21 Bedford Square Brighton**

Conversion of existing ground and lower ground floor office (B1) to 2no one bedroom flats. Alterations to front including new bay windows, lower ground floor entrance, railings and wall.

Applicant: Robbie Anderson

Officer: Jason Hawkes 292153

Refused on 31/12/13 DELEGATED

1) UNI

No evidence of marketing has been submitted to indicate that the existing offices have been assessed and are genuinely redundant. Additionally, the proposal has not demonstrated that the scheme is the only practicable way of preserving the listed building. The applicant has therefore failed to demonstrate that the loss of the offices is appropriate and the scheme is thereby contrary to policy EM6 of the Brighton & Hove Local Plan.

2) UNI2

The scheme results in the loss of internal basement stairs, which are seen as an important historic feature for the building. Additionally, the proposal lacks sufficient detail to ensure that the external and internal alterations are appropriate for this prominent listed building within Bedford Square and Regency Square Conservation Area. The scheme therefore detracts from the character and appearance of the listed building and conservation area and is contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed basement unit by reason of its depth, layout and restricted outlook within the front lightwell would create a poor standard of accommodation for future occupants due to inadequate natural light and outlook. The proposal is thereby to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03791

Crown Cottage 4-5 Bishops Walk Crown Street Brighton

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

Applicant: A Gravenor

Officer: Liz Arnold 291709

Approved on 02/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Location and Block Plan	13454-Loc		6th November 2013
Proposed Floor Plans, Section and Elevations	13454-01	Rev. A	6th November 2013

BH2013/03868

6 Stone Street 6A Stone Street & 13A Castle Street Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 6no residential units.

Applicant: FCHI Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 08/01/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/02231

125 Upper Lewes Road Brighton

Change of use from small House in Multiple Occupation (C4) to large House in Multiple Occupation (sui generis) and erection of first floor rear extension to create additional bedroom.

Applicant: Mr Y Rana

Officer: Sue Dubberley 293817

Approved on 13/12/13 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
Block plan	01/1303564		01/07/13
Site plan	02/1303564		01/07/13
Existing floor plans	03/1303564		01/07/13
Existing floor plans	04/1303564		01/07/13
Existing section	05/1303564		01/07/13
Existing elevation	06/1303564		01/07/13
Existing elevation	07/1303564		01/07/13
Proposed floor plans	13/1303564		01/07/13
Proposed first floor plans	14/1303564		01/07/13
Proposed section	15/1303564		01/07/13
Proposed rear elevation	16/1303564		01/07/13
Proposed side elevation - east	17/1303564		01/07/13
Proposed side elevation - west	17/1303564		25/10/13

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 upper ground floor side window to Bedroom 7 in the east elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

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

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

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

BH2013/02405

Shaftesbury Yard (90A & 90B) Shaftesbury Road Brighton

Conversion of 2no. two storey office buildings to 4 no. two storey dwellings.

Applicant: Mr John Fernley

Officer: Sue Dubberley 293817

Refused on 16/12/13 DELEGATED

1) UNI

The proposal would be contrary to policy EM3 of the Brighton & Hove Local Plan which seeks to restrict the loss of industrial/office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms detailing the ways in which the site has been made attractive to other types of employment uses. The applicant has failed to demonstrate that the site has been marketed locally at a price that reflects their condition and commercial value. It has therefore not been demonstrated that the premises are genuinely redundant.

2) UNI2

The application fails to demonstrate that the development would receive adequate natural light and ventilation to the open plan ground floors of each unit which contain the kitchen/living and dining areas. The only source of natural light is from the narrow windows on the garage style doors. While it is noted that these doors can be fully opened this would not to be practicable particularly in bad weather. In addition it is considered that the units would have a poor outlook onto the row of garages that would remain on the site. The proposed development would not provide a suitable standard of accommodation, which would be to the detriment of the amenity of future occupiers and would be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

It is considered that the planted area shown on the proposed first floor balconies, to prevent access to the balconies by occupiers, would not be sufficient to restrict access to the balconies. The balconies are capable of being used by occupiers which would give rise to noise and disturbance and an increased sense of overlooking above that which already exists. The development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The design is not considered acceptable in urban design terms and it is considered that a more contextual approach is required. The redevelopment of only the north and south sections of the site with the garages remaining in situ between the proposed houses is not considered to be an appropriate urban

design solution to the site. The development would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2013/02672

45-46 Trafalgar Street Brighton

Subdivision of 2no existing first and second floor flats to create 4no studio flats and conversion of existing basement recording studio (B1) to 1no one bedroom flat. Replacement of existing outbuilding with cycle area and installation of rear access door. (Part retrospective).

Applicant: SA Partnership Keppel Orry & Tangling Ltd

Officer: Wayne Nee 292132

Refused on 03/01/14 DELEGATED

1) UNI

The proposed first and second floor residential units, due to the poor layout and the cramped form, would result in an overdevelopment of the upper floors of the building. Furthermore, the proposed basement studio flat suffers from insufficient natural light and ventilation, as well as limited outlook from windows. This is to the detriment of current and future occupiers' living standards. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to protect the amenity of future occupiers.

2) UNI2

The proposal would be contrary to policy EM5 of the Brighton & Hove Local Plan which seeks to restrict the loss of small business uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. Insufficient information has been submitted with the application to demonstrate that the use of the basement floor for business purposes (class use B1) is no longer viable and to demonstrate that the use is genuinely redundant.

BH2013/03068

Pavilion Shop 4-5 Pavilion Buildings Brighton

Display of non-illuminated fascia sign and non-illuminated hanging sign.

Applicant: Peyton and Byrne

Officer: Emily Stanbridge 292359

Approved on 13/12/13 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.

BH2013/03286

55 Princes Road Brighton

External alterations to house including removal of existing pitched roof single storey extension and removal of flat roof two storey extension to rear. Erection of single storey flat roof rear extension. Enlargement of existing extension and porch to side incorporating installation of roof to porch. Installation of rooflight to rear roofslope, revised fenestration and associated works.

Applicant: Ted & Jane Power

Officer: Chris Swain 292178

Refused on 13/12/13 DELEGATED

1) UNI

The single storey, flat roofed rear addition, by reason of design, siting, depth and scale would result in an excessively bulky and visually harmful addition. The resultant property would have an over extended appearance, to the detriment of the character of the building and the wider conservation area. Furthermore, the proposed flat roofed rear extension would result in the loss of the existing traditional outrigger which mirrors that of the second half of the semi-detached pair of properties, no. 57 Princes Road thereby having an unbalancing and detrimental impact upon the visual amenities of the pair of semi-detached properties. The proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/03310

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

Application for variation of condition 2 of application BH2012/02675 (Partial demolition of former Co-Operative building allowing for the retention of the

existing façade. Erection of a new building ranging from 3 to 6 storeys providing 351 units of student accommodation (sui generis) and 3no retail units (A1) at ground floor level) to allow for a minor material amendment comprising the following: Change to Energy Strategy and omission of air source heat pumps and photovoltaics and addition of a Combined Heat and Power Plant and electric heating. Removal of condition 24 which required details of the photovoltaics to be submitted.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved after Section 106 signed on 08/01/14 DELEGATED

1) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed glazing and ventilation method to be installed to the bedrooms identified in the submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', which shall achieve a BS8233 'Good' standard, have been submitted to and approved in writing by the Local Planning Authority. The approved glazing and ventilation method shall then be installed to the bedrooms as per the aforementioned reports recommendations.

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

2) UNI

No work shall take place on the construction of the external envelope of the building hereby approved, 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.

3) UNI

No work shall take place on the construction of the external envelope of the building hereby approved until details of the junction between the retained façade and the new build at each end, including the formation of the short returns of the retained stone façade, 1:10 scale, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the privacy screening as shown on drawing number PL_003 revision J received on 27 November 2013 and EL_007 revision B received 14 November 2012, shall be erected prior to first occupation of the student accommodation hereby approved. The screen shall then be retained as such at all times.

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

The development hereby permitted shall not be occupied until the cycle parking facilities shown on drawing number PL_001 revision M received 20 December 2013 and located outside the student foyer have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

6) UNI

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

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

7) UNI

Unless otherwise agreed in writing with the Local Planning Authority, none of the residential development hereby approved shall be first occupied until a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant Multi Residential BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) UNI

The Baker Street A1/student management and marketing unit hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 9:00 and 19:00 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.

9) UNI

Prior to the Baker Street ground floor unit being brought into A1 use, details of an alternative location for a student accommodation management office shall be submitted to and approved in writing by the Local Planning Authority. The student management office shall be brought into use in accordance with the approved details, prior to commencement of the Baker Street A1 use, and shall be retained as such thereafter.

Reason: To ensure that appropriate facilities exist for the management of the student accommodation office and to comply with policies QD27 of the Brighton & Hove Local Plan and policy CP21 of the Brighton & Hove Submission City Plan.

10) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until a sample of the proposed retained façade replacement window frame, for both the attic level and the central portico, which contain the framing bars where necessary and the bird mesh installed within the frame sample, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.

11) UNI

No work shall take place above the ground floor slab of any of the development hereby approved until details of the finish of the dry risers have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such

thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.

12) UNI

The CHP and flue shall be fully installed in accordance with the details shown on plan referenced EL_001 Rev J submitted on 17 December 2013 and plans referenced EL_002 G, EL_003 G, EL_004 F prior to first occupation of the student accommodation hereby approved. The CHP shall only use gas fuel as a power source and prior to first occupation of the student accommodation building details of the colour of the flue shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the CHP does not adversely affect local air quality and to ensure that it has a satisfactory appearance and to comply with policies QD1 and SU9 of the Brighton & Hove Local Plan.

13) UNI

Prior to first occupation of the ground floor retail units hereby approved, information regarding the Energy Strategy and Air Source Heat Pumps to be installed to serve the ground floor retail units shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

14) UNI

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

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

Plan Type	Reference	Version	Date Received
London Road and Baker Street Elevations	EL_001	J	17 December 2013
London Terrace Elevations	EL_002	G	27 November 2013
Kingsbury Road Elevations and London Terrace back	EL_003	G	27 November 2013
Wing Elevations	EL_004		27 November 2013
Existing Elevations	EL_005		30 August 2012
Existing Elevations	EL_006	A	10 September 2012
North Courtyard Section	EL_007	B	14 November 2012

15) UNI

Plan Type	Reference	Version	Date Received
Fire Escape Door Detail	EL_009	A	8 November 2012
Elevation Details_1 proposed	EL_010		15 November 2012
Elevation Details_2 proposed	EL_011		15 November 2012
Elevation Details_3 proposed	EL_012		15 November 2012
Elevation Details_4 proposed	EL_013		15 November 2012
Fire Strategy Plan Ground Floor	FS_001	A	8 November 2012
Fire Strategy Plan First Floor	FS_002	A	28 November 2012

Fire Strategy Sections	FS_003	A	8 November 2012
Ground Floor Plan_A1	PL_001	M	20 December 2013
Upper Ground Floor Plan Proposed	PL_002	E	27 November 2013

16) UNI

Plan Type	Reference	Version	Date Received
Second Floor Plan Proposed	PL_004	G	27 November 2013
Third Floor Plan Proposed	PL_005	F	27 November 2013
Fourth Floor Plan Proposed	PL_006	G	27 November 2013
Fifth Floor Plan Proposed	PL_007	F	27 November 2013
Roof Plan Proposed	PL_008	E	27 November 2013
Basement Plan Proposed	PL_009	H	27 November 2013
Site Location Plan Proposed	10_002	A	26 September 2013
Student Entrance and Management Office Plan	PL_012	B	14 November 2012

17) UNI

Plan Type	Reference	Version	Date Received
Existing Basement Plan	PL_013		30 August 2012
Existing Ground Floor Plan	PL_014		30 August 2012
Existing First Floor Plan	PL_015		30 August 2012
Existing Second Floor Plan	PL_016		30 August 2012
Existing Third Floor Plan	PL_017		30 August 2012
Existing Fourth Floor Plan	PL_018		30 August 2012
Proximity of Proposed Building to London Terrace	PL_019	A	18 September 2012
Block Plan	PL_027		10 September 2012
Block Plan - Existing	PL_028		10 September 2012
Typical 5 Bed Flat Cluster	PL_029		2 November 2012
Typical Studio Layouts	PL_030		2 November 2012
Typical Small Studio Layouts	PL_031		2 November 2012

18) UNI

Plan Type	Reference	Version	Date Received
Public Realm Improvements	PL_032	A	16 November 2012
Site Sections Sheet 1	SE_001	B	8 November 2012
Site Sections Sheet 2	SE_002	B	8 November 2012
Site Section Locations	SE_003	A	8 November 2012
Retained Facade Details	SE_004	B	4 June 2013
Façade retention assumed sequence of works	WEL_407_SK 20P1		12 October 2012
Site Sections Sheet 3	SE_005	B	22 November 2012
3D Views 1	SK_005		15 November 2012
3D Views 2	SK_006		15 November 2012

3D Views 4	SK_008		15 November 2012
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19) UNI

Plan Type	Reference	Version	Date Received
3D Views 5	SK_009		15 November 2012
3D Views 014	SK_014		15 November 2012
3D Views 010	SK_020		15 November 2012
Ground floor landscape proposals	03	D	30 August 2012
First floor landscape proposals	04	E	30 August 2012
Ground floor planting proposals	05	A	30 August 2012
First floor planting proposals	06	B	30 August 2012
Proposed delivery lay-by	2370-TR-23	B	2 November 2012
Proposed delivery lay-by	2370SK-21	H	26 October 2012
CGI Sheet-1	RE_001		30 August 2012
CGI Sheet - 2	RE_002		30 August 2012
CGI Sheet - 3	RE_003		30 August 2012
CGI Sheet - 4	RE_004	A	14 September 2012

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

20) UNI

Unless otherwise agreed in writing, demolition of the building and retention of the façade shall be carried out in strict accordance with the 'Westlakes Consulting Design Consultants Demolition & Façade Retention Strategy - ref: 407_Struct_001, issue 01' and drawing no. WEL_407_SK20_P1 'Façade Retention - Assumed Sequence of Works'.

Reason: To ensure the satisfactory preservation of the facade and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.

21) UNI

The windows within the east elevation of the north rear wing at first, second and third storey levels, which serve the communal kitchens/living rooms shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

22) UNI

The windows within the east elevation at first storey level serving the 'Student Common Room' as shown on drawing numbers EL_002 revision G, PL_003 revision J received on 27 November 2013 and PL_012 revision B received 14 November 2012 shall be fixed shut and thereafter permanently retained as such.

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

23) UNI

The angled windows servicing the bedrooms on the north elevation of the Baker Street frontage block, on the upper ground, first, second and third storey floor level shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL_002 revision E, PL_003 revision J, PL_004 revision G and PL_005 revision F and EL_004 revision F received 27 November 2013, this element of the glazing should also be

fixed shut and thereafter permanently retained as such and shall only be opened for cleaning and maintenance purposes. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window which face west.

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

24) UNI

The angled windows servicing the ground and upper ground floor level bedrooms opposite London Terrace shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL_001 revision M received on 20 December 2013, PL_002 revision E, EL_002 revision G received on 27 November 2013, and this element of the glazing should also be fixed shut and thereafter permanently retained as such. The angled bay window to communal kitchen/living rooms associated with these bedrooms should also be obscure glazed as shown on the aforementioned drawings, fixed shut and thereafter permanently retained as such and shall only be opened for cleaning and maintenance purposes. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

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

25) UNI

The London Road retail units hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 10:00 and 16:00 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.

26) UNI

No deliveries to or from the retail development and student management and marketing unit hereby approved, shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and between 10.00 and 16.00 Sundays, Bank or Public Holidays. All deliveries to the larger retail units which front onto London Road shall be made from the loading bay on London Road and not to the rear of the development.

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.

27) UNI

No servicing for collection of refuse/recycling at the site shall occur except between the hours of 08:00 and 19:00 on Mondays to Saturdays not at all on Sundays or Bank/Public Holidays.

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

28) 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.

29) 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.

30) 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.

31) UNI

Access to flat roof areas across the development hereby approved, other than those areas which are expressly defined as amenity space as shown on drawing number PL_003 revision J received 27 November 2013 and labelled 'North and South Garden' and 'North and South Courtyard', shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

32) UNI

The development shall be carried out in accordance with the details contained the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

33) UNI

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

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Retail Shell and Core and a Design Stage Assessment Report showing that the retail development will achieve a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the retail 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.

34) UNI

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

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

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the 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.

35) UNI

The provision of foul and surface water drainage shall be implemented in accordance with the details shown on WL_407-061 Rev P1 and WL_407_060 Rev P1 which were submitted and approved as part of application BH2013/00787.

Reason: To prevent the increased risk of flooding and to prevent the pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove City Plan.

36) UNI

The development shall be carried out in accordance with the details shown on Tree Constraints Plan referenced 1400 11 Rev B which was submitted and approved as part of application BH2013/00787. 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.

37) UNI

(i) The development shall be carried out in accordance with the details contained within the Phase 1 Desk Top Study and a Phase 2 Site Investigation Report along with associated appendices and supporting information which were submitted as part of application BH2013/01410.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) above that any remediation scheme required and approved under the provisions of (i) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

38) UNI

The bird boxes shall be installed in accordance with the details contained within the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787. The scheme shall be retained as such thereafter.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

39) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

40) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed green walling have been submitted to and approved in writing by the Local Planning Authority. These details shall include timescale for implementation and maintenance programme and irrigation system, substrate to be used and plant species. The scheme shall then be carried out in accordance with the approved details.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

41) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the spring loaded or similar mechanism for the Josta cycle parking facilities and proposed signage with instructions for use (to be erected in the cycle parking store) to provide a total of 134 spaces in the basement as shown on drawing number PL_009 revision H received on 27 November 2013, and shown on PL-009 revision F received on 20 May 2013 and approved as part of Non Material Amendment BH2013/01602, 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.

42) UNI

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

Reason: To enhance the appearance of the development in the interest of the

visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

43) UNI

The retail units and student management and marketing office hereby approved shall not be occupied unless or until a scheme for the storage of refuse and recycling for the retail units and student management and marketing office 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.

44) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, 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.

45) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until drawings illustrating the landscape features, including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

46) UNI

No work shall take place on the construction of the external envelope of the building hereby approved unless and until 1:20 scale elevations and sections of the detailed shop front and doors design and the design of the three external fire doors within the shop fronts, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD5 and QD10 of the Brighton & Hove Local Plan.

47) UNI

No work shall take place on the construction of the external envelope of the building hereby approved, until full details of the proposed replacement window frames within the retained façade including any opening mechanism, sections and the profiles of the glazing bars at 1:20 scale, along with a window sample, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.

48) UNI

No work shall take place on the construction of the external envelope of the building hereby approved, until a scheme for the soundproofing of the floors and walls between plant rooms and the student accommodation and between the commercial units and the student accommodation, as recommended by submitted report, 'WYG Environmental: Former Co-op Building, London Road,

Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', 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.

BH2013/03604

1 Buckingham Place Brighton

Change of use from restaurant (A3) to offices (B1).

Applicant: Ribot Ltd

Officer: Anthony Foster 294495

Approved on 18/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until details of disabled car parking provision for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policy TR18 and SPG4.

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

The development hereby permitted shall be carried out in accordance with 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 as Existing	A.001		22/10/2013
Site as Proposed	D.001		22/10/2013

5) UNI

The use hereby permitted shall not be operational except between the hours of 07:00 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 SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/03612**15 Pelham Square Brighton**

Erection of garden room in rear garden.

Applicant: Mr Andrew Walker**Officer:** Chris Swain 292178**Approved on 18/12/13 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 timber surfaces of the hereby approved development shall be left to weather naturally and shall be retained as such thereafter.

Reason: 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 development hereby permitted shall be carried out in accordance with 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			23 October 2013
Block plan			23 October 2013
Proposed elevations and plan	GOS 2020		16 December 2013

BH2013/03631**58-62 Lewes Road Brighton**

Application for variation of condition 8 of BH2008/02268 (Construction of mixed use development comprising 2 ground floor retail units and 7 first and second floor residential apartments) that unless otherwise agreed in writing by the Local Planning Authority, neither of the non-residential units hereby approved shall be occupied until a Building Research Establishment issued Fit Out Only Post Construction Review Certificate, confirming a BREEAM rating of 'Very Good' has been achieved, is submitted for each unit respectively, and approved in writing by the Local Planning Authority.

Applicant: Wm Morrison Supermarkets PLC**Officer:** Andrew Huntley 292321**Approved on 23/12/13 DELEGATED****1) UNI**

The constructed refuse and recycling storage facilities shall be retained for use at all times.

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

2) UNI

1. Not used.

3) UNI

The constructed cycle parking facilities shall be retained for use by the occupants of, and visitors to, the development at all times.

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

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 0700 and 2300. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan

5) UNI

The implemented recommendations of the acoustic report submitted on the 17.05.2010 and included within application BH2010/01404 shall be retained at all times.

Reason: To ensure that the amenities of the occupiers of the residential units are not unduly impacted upon and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The ventilation scheme incorporating the 'ABS 350 Windcatcher System' passive ventilation system as shown on drawing no. 8829/1-A and the Ubbink system submitted on 03.07.09 as included within application BH2011/02062 shall be retained at all times.

Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

7) UNI

Access to the part of the flat roof not forming part of the communal terrace at first floor level shall be for maintenance or emergency purposes only and this part of 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 to comply with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

The northern commercial unit hereby approved shall not be occupied until a Building Research Establishment issued Fit Out Only Post Construction Review Certificate, confirming a BREEAM rating of 'Very Good' has been achieved, is submitted and approved in writing by the Local Planning Authority.

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

9) UNI

The development hereby permitted shall be carried out in accordance with 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 Floor Plans (except first and second floor plans)	30	C	27.02.2009
Proposed Elevations and Sections	31	C	27.02.2009
Additional Elevations and Floor Plans	8829/1	A	03.07.2009
Site Location and Block Plan	D/01		19.12.2013

10) UNI

1. Not used.

11) UNI

1. Not used.

12) UNI

1. Not used.

13) UNI

1. Not used.

14) UNI

1. Not used.

15) UNI

1. Not used.

16) UNI

1. Not used.

17) UNI

1. Not used.

18) UNI

The southern commercial unit hereby approved shall not be occupied until a Building Research Establishment issued Fit Out Only Post Construction Review Certificate, confirming a BREEAM rating of 'Very Good' has been achieved, is submitted 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.

BH2013/03642

HSBC 152-153 North Street Brighton

Internal alterations to facilitate installation of 2no cash paying in machines to replace existing. (Retrospective).

Applicant: HSBC CRE

Officer: Robin Hodgetts 292366

Approved on 20/12/13 DELEGATED

BH2013/03653

84-86 London Road Brighton

Display of externally-illuminated fascia signs to front and side elevations.

Applicant: Loungers Ltd

Officer: Robin Hodgetts 292366

Approved on 24/12/13 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.

BH2013/03704

19 Bath Street Brighton

Demolition of existing building and erection of 4no bedroom residential dwelling with garage.

Applicant: Jonathan Le Roy

Officer: Adrian Smith 290478

Refused on 24/12/13 DELEGATED

1) UNI

The proposed development, by virtue of its massing and visual bulk both to the rear and at front roof level; the loss of the gap between the building and the adjacent red brick terrace; and the detailing of the façade including the large garage door; represents an excessively prominent and imposing form of development that would dominate and upset the composition of the street frontage, thereby failing to respond to the positive characteristics of the street and wider West Hill Conservation Area, contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its height, depth and massing, would have an excessively overbearing and enclosing impact on the amenities of 19a Bath Street, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03734

Garage at Rear of 51 Buckingham Place Brighton

Application for removal of condition 3 (iii) of application BH2011/00730 appeal reference APP/Q1445/A/11/2155953 (Demolition and erection of new two storey dwelling) which requires details of solar panels and states that they shall be flush with the roof slates.

Applicant: Acronym A & D

Officer: Sue Dubberley 293817

Approved on 30/12/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 1st November 2014.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	270/P20		14/03/2011
Existing Floor Plans	270/P21		14/03/2011
Existing Ground Floor Plan	270/P22		14/03/2011
Existing First Floor & Roof Plan	270/P23		14/03/2011
Existing Sections	270/P24		14/03/2011
Existing South & East Elevations	270/P25		14/03/2011
Existing West Elevation	270/P26		14/03/2011
Existing North Elevation	270/P27		14/03/2011
Proposed Ground Floor Plan	270/P28		14/03/2011
Proposed First Floor Plan	270/P29		14/03/2011
Roof plan	270/P30	A	06/11/2013
Elevations (east and south)	270/P32	A	06/11/2013
Elevations (west)	270/P33	A	06/11/2013
Proposed North Elevation	270/P34		14/03/2011

3) UNI

(i) The development shall be carried out in accordance with the recessed entrance, its paving and door threshold, details approved under BH2013/01220 on 6th August 2013.

(ii) The development shall be carried out in accordance with the rooflight details approved under BH2012/02079 on 11th March 2013.

(iii) Not used.

(iv) The development shall be carried out in accordance with the elevations and sections of the dwelling approved under BH2012/02079 on 11th March 2013.

(v) The development shall be carried out in accordance with the external joinery details approved under BH2013/01220 on 6th August 2013.

(vi) The development shall be carried out in accordance with the materials approved under BH2013/01220 on 6th August 2013.

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

4) UNI

The walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint in a colour to be approved by the local planning authority in accordance with condition 3 above.

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwelling hereby permitted shall be carried out without first obtaining planning permission from the local planning authority.

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

6) UNI

All roof ventilation and extract outlets shall use flush, concealed slate/tile vents, to match the roof covering, and concealed ridge and eaves ventilators.

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

7) UNI

The dwelling hereby permitted shall not be occupied until the refuse and recycling storage facilities, and cycle parking facilities, have been provided in accordance with the details shown on the approved plans and made available for use. These facilities shall thereafter be retained for their intended purpose 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.

8) UNI

The development shall achieve Level 3 of the Code for Sustainable Homes, and the dwelling shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

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

9) UNI

The dwelling shall be constructed to Lifetime Homes standards prior to its first occupation, and retained as such thereafter.

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

10) UNI

No cables, wires, aerials, pipework, meter boxes or flues shall be fixed to the frontage elevation (facing Howard Place) of the dwelling hereby permitted.

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

BH2013/03735

7A Wakefield Road Brighton

Replacement of existing single glazed timber framed windows and doors with UPVC double glazed windows and doors to the front and rear elevations.

Applicant: Dr Elisabeth Brama

Officer: Robin Hodgetts 292366

Refused on 30/12/13 DELEGATED

1) UNI

The replacement window to the front elevation, by virtue of its material and opening method, represents a harmful alteration that would fail to preserve the

character or appearance of the building or wider Round Hill Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Documents 9, Architectural Features, and 12, Design Guide for Extensions and Alterations.

BH2013/03879

23 New Road Brighton

Internal alterations to convert existing rear office into toilets. (Part Retrospective).

Applicant: Amodoma Capital Ltd

Officer: Chris Swain 292178

Approved on 08/01/14 DELEGATED

1) UNI

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

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

2) UNI

The overboarding to the door to the proposed WC shall be removed and the door made good prior to the WC first being brought into use. Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

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

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

WITHDEAN

BH2013/02552

144 Valley Drive Brighton

Proposed loft conversion including rear gable and front roof light.

Applicant: Mr & Mrs Mitchener

Officer: Steven Lewis 290480

Approved on 27/12/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing & proposed floor plans & elevations	Drawing 1		03/12/2013
Existing & proposed floor plans & elevations	Drawing 2		26/07/2013

BH2013/03079

13 Clermont Terrace Brighton

Erection of single storey rear extension at lower ground floor level incorporating roof lantern and glazed conservatory addition to rear elevation at ground level.

Applicant: John Harley

Officer: Christopher Wright 292097

Approved on 12/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			12 Sep 2013
Existing Floor Plans & Sections	10.09.02		19 Sep 2013
Proposed Floor Plans & Sections	10.09.02/2	C	9 Sep 2013
Site Block Plan	10.09.02/3		12 Sep 2013
Proposed Elevations	13.07.01/5		9 Sep 2013

BH2013/03153

Varndean College Surrenden Road Brighton

Erection of single storey extension to existing gymnasium.

Applicant: Varndean College

Officer: Steven Lewis 290480

Approved on 20/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	107-12-01		13/01/2013
Existing Elevations	107-12-02		13/09/2013
Proposed Floor Plan	107-13-05	A	06/12/2013
Proposed Roof Plan	107-12-04		13/09/2013
Proposed Elevations	245-13-30	A	06/12/2013
Existing Floor Plan	107-12-06		13/09/2013
Proposed Master Planning Layout	077-12-03		13/09/2013

BH2013/03280

Dorothy Stringer School Loder Road Brighton

Installation of an artificial turf pitch with associated fencing and floodlighting, incorporating alteration to internal access and landscaping works.

Applicant: Mr Ros Stephen

Officer: Jason Hawkes 292153

Refused on 16/12/13 COMMITTEE

1) UNI

The proposed development would result in the loss of two healthy and mature Elm trees which form part of the National Elm Collection and are covered by a tree preservation order. The trees make an important contribution to the visual amenity of the area. The loss of the trees would be materially harmful to the character and appearance of the area and to the objectives of the National Elm Collection. The proposal is therefore contrary to policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD06: Trees & Development Sites.

2) UNI2

Insufficient information has been submitted to demonstrate that the impact of the use of the pitch and the proposed floodlighting will not have a negative impact on the neighbouring amenity, by reason of light pollution and noise disturbance. The proposal is therefore contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan.

BH2013/03321

93 Redhill Drive Brighton

Demolition of existing conservatory and erection of single storey extensions to the side and rear. Extensions and alterations to the roof including installation of 5no rooflights. Alterations to fenestration and other associated works.

Applicant: Mr MaCrae
Officer: Helen Hobbs 293335
Approved on 07/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 plan and elevations	1319-01		30th September 2013
Proposed plans and elevations	1319-02	B	30th September 2013

BH2013/03389

6 Loyal Parade Brighton

Change of use from retail (A1) to retail (A1) and medical/health services (D1).

Applicant: Allison Jeffery
Officer: Andrew Huntley 292321
Approved on 03/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 mixed A1/D1 (skin treatment) use hereby permitted shall be carried on only by Allison Jeffery and by no other business. Upon the cessation of occupation by the business Allison Jeffery, the use hereby permitted shall cease.

Reason: The application proposal has not provided evidence that the premise is not viable and capable of providing convenience shopping (Use Class A1) for the local vicinity and to comply with Policy SR7 of the Brighton & Hove Local Plan.

3) UNI

The retail area shown on approved plan 1326-01 received on the 04.10.2013 shall be retained for retail purposes at all times.

Reason: The proposal is only acceptable due to the retention of a small retail element and to comply with Policy SR7 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
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			Received
Existing and Proposed Plans	1326-01		04.10.2013

BH2013/03497

8 Robertson Road Brighton

Erection of part single storey and part two storey extension to the rear.

Applicant: Mr N Baldgiev

Officer: Liz Arnold 291709

Refused on 06/01/14 DELEGATED

1) UNI

The proposal, by virtue of the staggered design between basement and ground floor extensions, would represent an incongruous development to the rear of the dwelling, of detriment to the visual amenities of the parent property, the related terrace and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12.

2) UNI2

The proposed extensions, by virtue of their positioning in respect of the site boundaries, their design, projection and scale would have a significant impact upon the amenities of the neighbouring properties with regards to overbearing visual impact, loss of outlook, loss of light/sunlight and an increased sense of enclosure. As such the proposal would detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03503

9 Croft Road Brighton

Erection of first floor extension over existing detached garage.

Applicant: Gary Lester

Officer: Christopher Wright 292097

Approved on 12/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extension to the detached garage hereby permitted shall be used only for purposes incidental to the enjoyment of the original dwellinghouse as such and for no other purpose.

Reason: In order to ensure the use of the extended garage remains ancillary to the main dwellinghouse and 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received

Existing Drawings, Site Location and Block Plan	L-100		14 Oct 2013
Proposed Drawings	L-200		14 Oct 2013

BH2013/03513

49 Withdean Road Brighton

Demolition of existing single storey garage and erection of two storey building comprising of garage and guest room to the front. Erection of single storey rear extension.

Applicant: Ronnie Smith
Officer: Jason Hawkes 292153

Refused on 17/12/13 DELEGATED

1) UNI

The two-storey detached building, by reason of its design, scale and siting, would stand out as an inappropriate and unduly prominent addition to the site and wider surrounding area. The detached building would therefore form an unsympathetic and overly dominant addition to the detriment of the character and appearance of the site and wider surrounding area. The proposal is thereby contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2013/03603

97 Loder Road Brighton

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

Applicant: Mr O Mehmet
Officer: Robert McNicol 292198

Approved on 16/12/13 DELEGATED

BH2013/03650

39 Glen Rise Brighton

Erection of single storey outbuilding to rear garden (Part Retrospective).

Applicant: Mr Paul Bertorelli
Officer: Robin Hodgetts 292366

Approved on 24/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			24/10/13
Elevations	02		24/10/13
Floor plan	03		30/10/13

BH2013/03727

180 Surrenden Road Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end roof extensions, front rooflights and rear dormer.

Applicant: Mr Max Williams
Officer: Jason Hawkes 292153

Refused on 27/12/13 DELEGATED

1) UNI

The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres. The proposal is therefore contrary to Schedule 2, Part 1, Class B.1 (c) of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/03744

18 Fairlie Gardens Brighton

Certificate of Lawfulness for proposed single storey side extension.

Applicant: Mr & Mrs Clifford
Officer: Robin Hodgetts 292366

Refused on 31/12/13 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 dwellinghouse.

2) UNI2

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 proposed extension would front a highway and form a side elevation of the dwellinghouse.

BH2013/03825

18 The Beeches 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 3.6m, and for which the height of the eaves would be 2.85m.

Applicant: Mr Terry Sadler
Officer: Emily Stanbridge 292359

Prior approval not required on 13/12/13 DELEGATED

BH2013/03878

9 Friar Crescent Brighton

Erection of a single storey rear extension with a raised terrace and associated alterations.

Applicant: Jonathan Ford
Officer: Robert McNicol 292198

Approved on 02/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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, block plan	CH577/001		14 November 2013
Existing plans	CH577/002		14 November 2013
Existing elevations	CH577/003		14 November 2013
Proposed plans	CH577/004		14 November 2013
Proposed elevations	CH577/005		14 November 2013

BH2013/03880

9 Friar Crescent Brighton

Certificate of lawfulness for proposed rooflights to front and rear roof slopes.

Applicant: Jonathan Ford

Officer: Robert McNicol 292198

Approved on 02/01/14 DELEGATED

EAST BRIGHTON

BH2013/03189

155 Eastern Road Brighton

Erection of a single storey side extension and a new window to first floor side elevation.

Applicant: P Forrest

Officer: Chris Swain 292178

Approved on 20/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 plans	A.001		17 September 2013
Existing plans and elevations	A.002		17 September 2013
Proposed plans	D.001		17 September 2013
Proposed plans and elevations	D.002		17 September 2013

BH2013/03190**15 Twineham Close Brighton**

Certificate of lawfulness for proposed single storey extensions to side and rear.

Applicant: Brighton & Hove City Council**Officer:** Wayne Nee 292132**Approved on 20/12/13 DELEGATED****BH2013/03468****First Floor Flat 23 College Gardens Brighton**

Replacement of existing timber bay window to front elevation with double glazed timber sliding sash windows.

Applicant: Fairhomes Gibraltar**Officer:** Chris Swain 292178**Approved on 12/12/13 DELEGATED****1) BH01.01**

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

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

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

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

Plan Type	Reference	Version	Date Received
Location and block plan			10 October 2013
Existing and proposed windows replacement	1082/01	B	10 October 2013
Proposed large scale window details	1082/02		10 October 2013
Proposed large scale window details	1082/03		10 October 2013

BH2013/03511**St Marys Hall Eastern Road Brighton**

Internal alterations to ground and first floor rooms by installation of partitions. (Retrospective).

Applicant: Brighton & Sussex University Hospitals NHS Trust**Officer:** Mick Anson 292354**Approved on 13/12/13 DELEGATED****BH2013/03622****66 Rugby Place Brighton**

Conversion of basement floor into self-contained flat, erection of single storey rear extension at basement level, erection of two storey rear extension at ground and first floor level. Loft conversion incorporating creation of dormer at rear and installation of 3no rooflights to front.

Applicant: Focus Structural**Officer:** Wayne Nee 292132**Refused on 24/12/13 DELEGATED****1) UNI**

The proposed two storey ground and first floor rear extension, by virtue of its form, bulk and design, and in conjunction with the proposed lower ground floor extension and roof extension, would form inappropriate additions which would

result in the overextended appearance of the property. The proposal would therefore be detrimental to the character and appearance of the existing building, and the visual amenities of the surrounding area, which is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for Extension and Alterations.

2) UNI2

The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope. This would detract from the character and appearance of the existing property. As such, the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for Extension and Alterations.

3) UNI3

The proposed roof lights, by reason of their excessive number, would dominate the front roof slope and would form an unacceptable addition to the property that would be visually intrusive to the wider street scene. As such, the proposal is contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for Extension and Alterations.

BH2013/03818

Flat 4 191 Eastern Road Brighton

Erection of single storey rear extension to second floor level. Creation of dormer and rooflight to the rear and 2no rooflights to the front.

Applicant: Mike Stimpson Properties

Officer: Adrian Smith 290478

Refused on 02/01/14 DELEGATED

1) UNI

The proposed rear extension, by virtue of its design, scale and appearance rising above the roof of the rear outrigger, would be a highly visible addition that would add significant and harmful bulk to the rear of the building and exacerbate the harm afforded by the existing extension at 189 Eastern Road, thereby further detracting from the appearance of the building contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

2) UNI2

The proposed front rooflights, by virtue of their number and misalignment, would add excessive clutter to the front roof of the building to the detriment of the appearance of the terrace and street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

HANOVER & ELM GROVE

BH2013/01254

18 Wellington Road Brighton

Demolition of existing building and construction of two separate 3 storey high blocks comprising 31 one, two and three bedroom flats together with associated car parking, cycle parking amenity space and bin storage.

Applicant: The Baron Homes Corporation

Officer: Liz Arnold 291709

Refused on 13/12/13 COMMITTEE

1) UNI

The applicant has failed to justify the loss of the community facility, which in the absence of sufficient evidence to demonstrate the contrary, is considered to have the potential to make a vital contribution to the well-being of the local community and quality of life of the neighbourhood. The proposal is therefore considered in conflict with Policy HO20 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development by virtue of the design and size of the proposed rear central dormer window on Block A, the siting of the front outer dormer windows on Block A, the poorly-articulated main entrances, the protrusion of the lift shaft above the roof of Block A and its siting and the provision of large areas of untraditional flat roof form would result in a development which would be of detriment to the visual amenities of the Wellington Road street scene and the wider area. As such the proposal is contrary to policies QD1, QD2, and QD5 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to justify the loss of the existing open space, which in the absence of sufficient evidence to the contrary is considered to have the potential to make a contribution to the well-being of the community. In addition insufficient information has been provided to demonstrate that an adequate level and quality of usable communal amenity space and usable private amenity space would be provided to meet the needs of and provide adequate living conditions for future occupiers. As such the proposal is contrary to policies HO5 and QD20 of the Brighton & Hove Local Plan and policy CP16 of the Brighton & Hove City Plan Part One.

4) UNI4

The applicant has failed to demonstrate that a proportion of the proposed residential units would be built to a wheelchair accessible standard. The development is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

5) UNI5

Obscured glazing would be provided to the lower half of east facing bedroom windows which would prevent outlook from habitable rooms. In addition the applicant has failed to demonstrate that adequate outlook would be achievable from bedrooms within the roofspace of the blocks. As such the proposal would provide a poor standard of accommodation harmful to the amenity of future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

6) UNI6

The applicant has failed to demonstrate that sufficient protection would be afforded to the existing nature conservation features on the site and that suitable enhancement and compensatory measures would be provided. The development is therefore contrary to policies QD17 and QD18 of the Brighton & Hove Local Plan and SPD11 Nature Conservation and Development.

BH2013/03295

39 Hartington Terrace Brighton

Roof alterations including raising of the ridge height, dormer to rear, incorporating Juliette balcony and rooflights to front elevation.

Applicant: Notlezah Enterprises

Officer: Chris Swain 292178

Refused on 13/12/13 DELEGATED

1) UNI

The proposal, by reason of its size, height, proportions and design would result in a bulky and overly dominant alteration that would detract from the appearance and character of the building, harming the visual amenity of the street scene and the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/03373

20 Franklin Street Brighton

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

Applicant: Mark Layton

Officer: Chris Swain 292178

Refused on 17/12/13 DELEGATED

1) UNI

The submitted details do not satisfactorily demonstrate that the proposal would not result in a detrimental sense of enclosure or an unacceptably overbearing impact to the adjoining property, No.18 Franklin Street. 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).

BH2013/03663

73 Down Terrace Brighton

Erection of single storey rear extension and insertion of window to front elevation at first floor level.

Applicant: Mr S Adler

Officer: Robin Hodgetts 292366

Approved on 24/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plans	sol 01	A	28/10/13
Existing and proposed elevations	sol 02	E	19/12/13
Existing and proposed plans	sol 03	B	19/12/13

5) UNI

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

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

HOLLINGDEAN & STANMER

BH2013/02849

Watts Building University of Brighton Lewes Road Brighton

Erection of temporary classrooms to South West of Watts Building until 01 February 2016.

Applicant: University of Brighton

Officer: Wayne Nee 292132

Approved on 20/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until details of a 2 metre wide temporary delineated pedestrian walkway for staff, students and visitors to access the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The walkway shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for the duration of the development.

Reason: To ensure that satisfactory walking facilities for pedestrians are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR7 & TR8 of the Brighton & Hove Local Plan.

3) UNI

The temporary classroom hereby approved shall be permanently removed on or before 01 February 2016 and the car parking spaces restored to their former condition immediately prior to the development authorised by this permission.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and to comply with policies QD1 and QD2 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
Portakabin technical details	Product sheet 1		19 August 2013
Location plan	01		19 August 2013
Block plan	02		19 August 2013
Existing and proposed east elevation	03		23 August 2013
Existing and proposed north elevation	04		23 August 2013

Existing and proposed west elevation	05		23 August 2013
Existing and proposed south elevation	06		23 August 2013
Proposed floor plan	07		19 August 2013
Car park block plan	01		18 October 2013
Layout plan	HD/9304/01	A	18 October 2013

5) UNI

The permission hereby granted shall be for a temporary period only, expiring on or before 01 February 2016.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2013/03401

6 Talbot Crescent Brighton

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

Applicant: Mr Ben Bailey

Officer: Adrian Smith 290478

Approved on 12/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

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

The development hereby permitted shall be carried out in accordance with 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			17/10/2013
Block plan			07/10/2013
Existing floor plans and	01		07/10/2013

elevations			
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5) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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.

BH2013/03409

2 Dudley Road Brighton

Demolition of rear garage and erection of 2no three bedroom semi-detached houses facing Dudley Road and 2no three bedroom semi-detached houses at the rear, with associated parking and landscaping. (Part retrospective).

Applicant: Griston Lahaise Cross LLP

Officer: Sue Dubberley 293817

Approved on 18/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of 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.

3) 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.

4) 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.

5) UNI

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.

6) UNI

The first floor kitchen window in the west elevation of the house shown as plot 2 hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

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

No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of:

(a) A plan showing the location of, and allocating a reference number to, each existing tree, shrub and hedgerow on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees, shrubs and hedgerows are to be retained and the crown spread of each retained tree.

(b) Details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply.

(c) Details of any proposed topping or lopping of any retained tree or any tree on land adjacent to the site.

(d) Details of any proposed alterations in existing ground levels, and the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site, or within a distance from any retained tree or any tree on land adjacent to the site, equivalent to half the height of that tree.

(e) Details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of the development. In this condition "retained tree" means an existing tree that is to be retained in accordance with the plan referred to in paragraph (a) above. The scheme shall be implemented in strict accordance with the agreed details.

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

9) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and

made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

10) UNI

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

11) UNI

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

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

12) UNI

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

(a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the new dwellings will achieve Code level 4 have been submitted to the Local Planning Authority; and

(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the new dwellings will achieve Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

13) UNI

The new crossover and access shall be constructed prior to the first occupation of the development hereby permitted and in accordance with a specification that has been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

14) UNI

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

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

15) UNI

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 the

dwellings have achieved Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and site plans	TA753/01	A	21/10/13
Existing site survey	TA753/02		07/10/13
Existing site plan	TA753/03		07/10/13
Existing ground floor plan	TA753/04		07/10/13
Existing first floor plan	TA753/05		07/10/13
Existing elevation	TA753/06		07/10/13
Existing rear elevation	TA753/07		07/10/13
Existing elevation	TA753/08		07/10/13
Existing rear elevation	TA753/09		07/10/13
Existing side elevation	TA753/10		07/10/13
Proposed site plan	TA753/20	A	07/10/13
Proposed elevation	TA753/21	A	07/10/13
Proposed side and rear elevations	TA753/22	A	07/10/13
Proposed ground floor plans plots 1 and 2	TA753/30	A	07/10/13
Proposed first floor plan plots 1 and 2	TA753/31	A	07/10/13
Proposed second floor plan	TA753/32	A	07/10/13
Proposed elevation	TA753/33	A	07/10/13
Proposed side and rear elevations	TA753/34	A	07/10/13
Proposed section EE	TA753/35	A	07/10/13
Proposed ground floor plans plots 3 and 4	TA753/36		07/10/13
Proposed first floor plan plots 3 and 4	TA753/37		07/10/13
Proposed elevation plots 3 and 4 (front and east side)	TA753/38		07/10/13
Proposed elevation plots 3 and 4 (front and west side)	TA753/39		07/10/13
Proposed sections	TA753/40		07/10/13
Proposed sections	TA753/41	A	07/10/13

MOULSECOOMB & BEVENDEAN

BH2013/02340

Land to the Rear of 10 Auckland Drive Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 7 and 8 of application BH2011/00711 (Appeal ref APP/Q1445/A/12/2172903).

Applicant: Mr Van Rensburg

Officer: Andrew Huntley 292321
Approved on 17/12/13 DELEGATED

BH2013/03285

23 Canfield Road Brighton

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

Applicant: Stuart White & Joanna Woods

Officer: Chris Swain 292178

Approved on 31/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 plans, sections and elevations	1094/01		25 September 2013
Proposed plans, sections and elevations			13 November 2013

BH2013/03611

126 Newick Road Brighton

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

Applicant: Mr Ronald Ford

Officer: Anthony Foster 294495

Refused on 23/12/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to small house in multiple occupation (Class C4) 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.

BH2013/03636

20 Ashurst Road Brighton

Change of use from small house in multiple occupation (C4) to 7 bed house in multiple occupation (Sui Generis) incorporating alterations to fenestration. (Part retrospective)

Applicant: Oliver Dorman

Officer: Wayne Nee 292132

Approved on 19/12/13 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			24 October 2013
Block plan			24 October 2013
Existing and proposed	1119/01	A	11 December 2013

2) 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.

3) 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.

4) UNI

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

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

BH2013/03715

37 Coombe Terrace Brighton

Change of use from retail shop (A1) to 1no one bedroom flat (C3) at ground floor level and erection of single storey rear extension.

Applicant: Peter Towner

Officer: Anthony Foster 294495

Approved on 03/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

No development shall take place until details of the ventilation strategy for 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 future occupants of the development, ensure the efficient use of resources and to comply with policies SU2, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

No development shall take place until a scheme for the soundproofing of the residential units has been submitted to and approved in writing by the Local Planning Authority. The measures shall include details of glazing specifications and alternative means of ventilation. The development 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 future occupants of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Front Elevations, existing and proposed	PT/1310/001		30/10/2013
Rear Elevations, existing and proposed	PT/1310/002		30/10/2013
Floor Plans, existing and proposed	PT/1310/003		30/10/2013
Side sections, existing and proposed	PT/1310/004		30/10/2013
Location Plan and Block Plan	PT/1310/005		30/10/2013

7) UNI

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

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

QUEEN'S PARK

BH2013/02584

Saunders Glassworks Sussex Place Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 6, 7, 9, 12, 14 and 15 of application BH20120/03791.

Applicant: Mr Sirus Taghan

Officer: Anthony Foster 294495

Split Decision on 03/01/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 3, 4, 6, 7, 9, 12, and 14 subject to full compliance with the submitted details. The details pursuant to condition 15 are NOT APPROVED for the reason(s) set out in section 10.

1. Insufficient information in relation to existing land contamination has been submitted in order for the details pursuant to condition 15 of the consent to be approved.

BH2013/02730

6-7 Old Steine Brighton

Internal alterations to layout of building, external vents and installation of downlights, signage and repainting of door and surround to entrances of 6 & 7 Old Steine, Brighton.

Applicant: Brighton Language College

Officer: Andrew Huntley 292321

Approved on 03/01/14 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the new partition within the ground floor front room of number 6 Old Steine have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

3) UNI

No works shall take place until full details of the downlights have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

4) UNI

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

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

BH2013/03244

240 Queens Park Road Brighton

Change of use from bookmakers shop (A2) to single dwelling (C3), replacement of existing shop front with bay window and associated alterations.

Applicant: Alan & Larry Pearce

Officer: Adrian Smith 290478

Approved on 31/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 residential house hereby permitted shall not be occupied until the external works to the front of the building, including the removal of the shopfront and re-instatement of the front boundary wall and piers as detailed on drawing no. P02 received on 23 September 2013, have been fully implemented.

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 new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.

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

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	P00		23/09/2013
Existing and proposed floor plans	P01		23/09/2013
Existing and proposed front elevations	P02		23/09/2013
Existing and proposed rear and side elevations	P03		11/11/2013

5) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building. All brick and stone detailing shall match exactly that at first floor level above.

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.

BH2013/03529

St Annes Court Burlington Street Brighton

Installation of security gate to the front entrance of the car park.

Applicant: St Anne's Court (Burlington) Ltd

Officer: Emily Stanbridge 292359

Approved on 19/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 within a month of being installed 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 policy QD1 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
Schedule of photographs			16.10.2013
Site Location Plan	Mb/04/ st anne's court		16.10.2013
Existing and proposed front entrance	Mb/06/ st anne's court		16.10.2013
Gate details	Mb/07 st anne's court		16.10.2013

BH2013/03586

1-3 Richmond Place Brighton

Erection of single storey two bedroom dwelling in rear courtyard.

Applicant: Baron Homes Corporation Ltd

Officer: Adrian Smith 290478

Refused on 18/12/13 DELEGATED

1) UNI

The proposed development, by virtue of its scale, form, overall design and position, constitutes piecemeal development that would result in physical structures consuming the majority of the outside space rear of 1-3 Richmond Place and sub-dividing the site. The proposal therefore represents an incongruous overdevelopment of the site that would harm its appearance and layout and the wider Valley Gardens Conservation Area, contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by virtue of its limited floor area, would result in a cramped and substandard form of accommodation for future occupiers. The poor standard is further compounded by the buildings close proximity to the rear of 1-3 Richmond Place which would further restrict the limited outlook and largely overlook the property. The development is therefore contrary to

policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by virtue of its close proximity to the existing residential properties and windows within 1-3 Richmond Place, would result in overlooking, loss of privacy and loss of outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03587

14 Tower Road Brighton

Conversion of existing garage into habitable living space, erection of single storey rear extension, replacement of roof tiles and other associated alterations.

Applicant: Nicky Lewis

Officer: Adrian Smith 290478

Refused on 19/12/13 DELEGATED

1) UNI

The proposed bin and cycle store, by virtue of its scale, material appearance and location within the front garden of the site, would be a visually dominant structure that would disrupt the appearance of the building, the open nature of the street, and harm the general appearance of the conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/03779

53 St James Street Brighton

Change of use of basement from ancillary office and storage for launderette (sui generis) to office/design studio (B1), with alterations to basement entrance.

Applicant: Mr William Wells

Officer: Adrian Smith 290478

Approved on 31/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 detailed within the Design and Access statement received on the 06 November 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 commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan, existing and proposed floor plans	200002		06/11/2013
Existing and proposed north elevations	210000		06/11/2013

ROTTINGDEAN COASTAL

BH2013/02650

Land south of Bazehill House Bazehill Road Brighton

Erection of 5no bedroom detached dwelling (Use Class C3).

Applicant: G Reed

Officer: Jonathan Puplett 292525

Approved on 12/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 west facing first floor side window hereby approved shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter shall 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.

3) UNI

The new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

4) UNI

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

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

5) UNI

The garage and driveway alongside the approved dwelling 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 approved dwelling. The existing garage and driveway sited opposite the approved dwelling on the northern side of the road shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the existing dwelling (Bazehill House).

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

6) UNI

No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 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

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 5 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

9) UNI

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

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

10) UNI

No development shall 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.

11) 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.

12) 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 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

13) UNI

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

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

14) UNI

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

15) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN			02/08/2013
PROPOSED FLOOR PLANS	9675-2		02/08/2013
PROPOSED SITE LAYOUT, FLOORPLANS AND ELEVATIONS	9675-1	B	08/11/2013
EXISTING SITE LAYOUT AND GARAGE	9675-10		27/09/2013

BH2013/03141

41 Arundel Road Brighton

Change of use from office (B1) to residential (C3) with associated alterations.

Applicant: Lymecrown Limited

Officer: Wayne Nee 292132

Approved on 30/12/13 DELEGATED

1) BH01.01

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			12 September 2013
Existing floor plan	41AR/E/01		12 September 2013
Proposed floor plan	41AR/01		12 September 2013
Commercial redundancy report dated September 2013			12 September 2013

BH2013/03198

15 Roedean Crescent Brighton

Erection of single storey side extension and lower ground floor front extension with terrace above.

Applicant: William Christopherson

Officer: Chris Swain 292178

Approved on 31/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
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			Received
Site location plan	101		17 September 2013
Site block plan	102		17 September 2013
Existing plans and elevations	103		17 September 2013
Existing elevations	104		17 September 2013
Proposed plans and elevations	105		17 September 2013
Proposed plans and elevations	106		17 September 2013
Proposed 3D images	107		17 September 2013

BH2013/03228

4 Northgate Close Rottingdean Brighton

Erection of first floor front extension over garage and installation of dormer and rooflight to front elevation.

Applicant: Mr Grant Broadley

Officer: Wayne Nee 292132

Approved on 19/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	617/02		19 September 2013
Proposed	617/01		19 September 2013

BH2013/03245

39 Stanmer Avenue Saltdean Brighton

Erection of a single storey rear extension.

Applicant: Mr Antony Fox

Officer: Chris Swain 292178

Approved on 03/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan and location plan			12 November 2013
Existing plans and elevations			23 September 2013
Proposed plans and elevations			12 November 2013

BH2013/03298

96 Longhill Road Brighton

External alterations to front elevation including excavation works to facilitate revised driveway, new retaining wall, enlargement of existing terrace with store below, installation of glass balustrading and associated works.

Applicant: Mr Richard White

Officer: Chris Swain 292178

Approved on 18/12/13 DELEGATED

1) BH01.01AA

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

2) UNI

The external patio area hereby approved shall not be brought into use until the fencing on the shared boundary with No.98 Longhill Road indicated on the approved drawing 3459.SK.01A has been installed in its entirety. This screening shall be retained as such thereafter.

Reason: To safeguard the amenity 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
Existing plan and elevations	3459.EXG.01		26 September 2013
Proposed plans and elevations	3459.SK.01	A	26 September 2013

BH2013/03532

4 Founthill Road Brighton

Conversion of existing integral garage into habitable living space and erection of detached double garage to front.

Applicant: Jeff Blundell

Officer: Wayne Nee 292132

Refused on 18/12/13 DELEGATED

1) UNI

The proposed detached garage, by virtue of its width, height, and excessive bulk would over dominate the existing property and would be unduly prominent within the street scene. The proposal would be detrimental to the character and appearance of the existing property and the wider area; this is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/03553

52 Greenways Brighton

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

Applicant: Mr & Mrs Ainsworth

Officer: Chris Swain 292178

Refused on 13/12/13 DELEGATED

1) UNI

The proposed addition, by reason of design, siting, depth and scale would result in an overly dominant and visually harmful addition that would unbalance the pair of semi detached properties to the detriment of the character of the building, the pair of semi detached properties 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)

BH2013/03592

19 Rodmell Avenue Brighton

Erection of single storey side extension, front porch and associated alterations.

Applicant: Mr John Owers

Officer: Wayne Nee 292132

Approved on 23/12/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			28 October 2013
Proposed ground floor plan			23 December 2013
Existing and proposed	2228/13/01	C	23 December 2013

BH2013/03640

77 Tumulus Road Brighton

Remodelling of existing bungalow including raising of roof height, roof extension, creation of 3no dormers, installation of rooflights and revised fenestration.

Applicant: Mr & Mrs R Chick

Officer: Robin Hodgetts 292366

Refused on 13/12/13 DELEGATED

1) UNI

The proposal by reason of its overall design and fenestration including the varying rooflights and dormer design would result in a development which would appear inappropriate and out of character with the host building and the surrounding area. It would 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

Notwithstanding the inaccuracies in the plans, the proposed development would cause loss of light, outlook and an increased sense of enclosure to the neighbouring property at No.75 Tumulus Road causing an unacceptable degree of harm to the amenity of the neighbouring property and is considered contrary to policies QD14 and QD27 of the Local Plan.

BH2013/03651

114 High Street Rottingdean Brighton

Certificate of lawfulness for proposed change of use from 2no self contained flats to 1no residential dwelling.

Applicant: Michael Parkhouse

Officer: Robert McNicol 292198

Approved on 16/12/13 DELEGATED

BH2013/03668

Pineglade Bazehill Road Brighton

Demolition of existing garage and erection of single storey building incorporating garage, store and workspace and associated works.

Applicant: Mr Richard Byrne

Officer: Andrew Huntley 292321

Refused on 24/12/13 DELEGATED

1) UNI

The proposal is considered unacceptable in design terms by virtue of its excessive scale and footprint. The proposed garage and store/workspace represents an overly prominent modern ancillary building, positioned in a sensitive historic location which would detract from the established setting of the Rottingdean Conservation Area. The proposal is therefore contrary to policies QD2 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/03675

154 Lustrells Vale Saltdean Brighton

Removal of existing chimney and installation of infill dormer to side elevation.

Applicant: Mr Mike Searle

Officer: Chris Swain 292178

Refused on 19/12/13 DELEGATED

1) UNI

The proposal, by reason of its size, proportions, design and excessive cladding would result in a bulky and unsympathetic alteration that would detract from the appearance and character of the building and would harm the visual amenity of the street scene and the wider surrounding area, contrary to policies QD1, QD2

and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/03697

28 Gorham Avenue Rottingdean Brighton

Erection of single storey rear extension, single storey side extension and replacement of flat roof with pitched roof to south elevation.

Applicant: Mr Steve Oliver

Officer: Andrew Huntley 292321

Approved on 24/12/13 DELEGATED

1) BH03.03

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with 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	ELD/13/1181/0 1		31.10.2013
Proposed Plans and Elevations	ELD/13/1181/0 2	B	31.10.2013
Block Plan	ELD/13/1181/0 3		31.10.2013
Site Plan	ELD/13/1181/0 4		31.10.2013

BH2013/03738

7 Waterfront Brighton Marina Brighton

Display of replacement pole mounted sign and windbreakers.

Applicant: Gondola Group Ltd

Officer: Sonia Gillam 292265

Approved on 23/12/13 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.

BH2013/03751

12A Roedean Way Brighton

Erection of part-two part-single storey rear extension, roof extension with front and rear dormers, formation of garage at lower ground floor, revised entrance and ground floor terrace, first floor balcony to front, alterations to fenestration and associated works (Part retrospective).

Applicant: Mr & Mrs Deol

Officer: Andrew Huntley 292321

Approved on 08/01/14 DELEGATED

1) UNI

Within 3 months of the date of this permission, 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.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
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Existing Lower & Ground Floor Plans	TA 180/02		13.11.2013
Existing First Floor & Roof Plans	TA 180/03		13.11.2013
Existing Sections	TA 180/04		13.11.2013
Existing Sections	TA 180/05		13.11.2013
Existing Elevations	TA 180/06		13.11.2013
Existing Elevations	TA 180/07		13.11.2013
Proposed Lower & Ground Floor Plans	ADC 265/12		04.11.2013
Proposed First & Second Floor Plans	ADC 265/13		04.11.2013
Proposed Front & Side Elevations	ADC 265/14		04.11.2013
Proposed Rear & Side Elevations	ADC 265/15		04.11.2013
Location & Block Plans	ADC 265/LP		13.11.2013

BH2013/03760

37 Ainsworth Avenue Ovingdean Brighton

Erection of two storey rear extension.

Applicant: Ms Linda Eklind

Officer: Andrew Huntley 292321

Approved on 24/12/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The first floor window in the eastern elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	A.001		05.11.2013
Proposed Plans and Elevations	D.001		05.11.2013

BH2013/03801

30 Grand Crescent Rottingdean Brighton

Erection of 2no dormers to West elevation and South facing hip to gable end.
Erection of rear garden room with glazed atrium roof.

Applicant: Mr W Fenton

Officer: Wayne Nee 292132

Refused on 08/01/14 DELEGATED

1) UNI

The proposed rear gable roof extension with modern balcony addition would be readily visible from The Park street scene and would result in an inappropriate and incongruous roof form which would harm the appearance of the existing property, and would also appear at odds with the character of the surrounding area. Furthermore, the proposed roof dormers would be overly dominant and bulky addition to the side roofslope which would lead to an imbalance of the property, detracting from the appearance of the dwelling and the street scene. The proposal would therefore be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, as well as SPD12: Design Guide for Extensions and Alterations.

2) UNI2

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

BH2013/03820

15 Founthill Avenue Saltdean Brighton

Erection of part one part two storey side extension. Creation of new vehicle crossover and access with associated boundary wall alterations.

Applicant: Mr & Mrs Parker

Officer: Anthony Foster 294495

Refused on 06/01/14 DELEGATED

1) UNI

The proposed extension would be harmful to the character and appearance of the host property and the wider area, by reason of its size, depth, width, roof form and design, and by virtue of breaking the defined building lines which forms part of the character of the area and street scene. Therefore, the proposal is contrary to Policy QD14 of the Local Plan and SPD 12 Design Guide for Extensions and Alterations.

BH2013/03875

11 Longhill Road Brighton

Erection of first floor extension and replacement of porch to front, single storey side extension, revised fenestration to rear, cladding, widening of car parking and associated works.

Applicant: Mrs Val MacDonald

Officer: Anthony Foster 294495

Approved on 08/01/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with 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			13/11/2013
Block Plan as Existing	2013-13/1		13/11/2013
Ground Floor Plan as Existing	2013-13/2		13/11/2013
First Floor Plan as Existing	2013-13/3		13/11/2013
Elevations as Existing	2013-13/4		13/11/2013
Elevations as Existing	2013-13/5		13/11/2013
Block Plan as Proposed	2013-13/9		13/11/2013
Ground Floor Plan as Proposed	2013-13/10		13/11/2013
First Floor Plan as Proposed	2013/13/11		13/11/2013
Alterations & Additions to detached house elevations as Proposed	2013-13/12		13/11/2013
Alterations & Additions to detached house elevations as Proposed	2013- 13/13		13/11/2013

BH2013/04207

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 2.41m.

Applicant: Mr Gary Rowden

Officer: Robert McNicol 292198

Prior approval not required on 06/01/14 DELEGATED

WOODINGDEAN

BH2013/02492

Land at Rear of 107 109 & 111 Cowley Drive Brighton

Erection of two storey, 2no. bedroom detached chalet bungalow with access from Pinfold Close.

Applicant: Mrs Christine Cross

Officer: Chris Swain 292178

Approved on 06/01/14 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

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) 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 5 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

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

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

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

9) UNI

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

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

10) UNI

No development shall take place until a scheme to translocate all protected reptiles as identified with the submitted Reptile Survey Report received on 16 October 2013 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify a 10 square metre area situated to the north eastern corner of the site, which will be clearly marked out on a site plan and detail all the longer term maintenance measures and all the necessary works that have been identified within sections 4.9 to 4.28 (inclusive) of the Reptile Survey Report. All works shall be carried out strictly in accordance with the approved scheme and the identified site shall be maintained as set out within the scheme thereafter.

Reason: To ensure that the development complies with policies QD17 and QD18 of the Brighton & Hove Local Plan.

11) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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.

12) UNI

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

13) UNI

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

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

14) UNI

Notwithstanding the submitted drawing 2410.1/30 the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

15) UNI

The extended crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			1 August 2013
Proposed location plan, block plan and elevations	2410.1/30		23 July 2013

BH2013/03082

The Toby Inn 104 Cowley Drive Brighton

Extension and alterations to existing building to facilitate change of use from Public House (A4) to Public House (A4) and Hotel (C1).

Applicant: Land Logic Limited

Officer: Anthony Foster 294495

Refused on 08/01/14 DELEGATED

1) UNI

The application site is outside of the Core Hotel Area and no evidence has been submitted to demonstrate that there are no sequentially preferable sites that could accommodate the development and as such the proposal is contrary to Policy SR14 of the Brighton & Hove Local Plan and policy CP6 of the emerging Brighton & Hove City Plan Part One (submission document).

2) UNI2

The proposed roof extension by reason of its bulk, scale, massing and design would result in unsympathetic and overly dominant addition that would relate poorly to and detract from the appearance and character of the existing property, the surround area and street scene. The proposals are thereby contrary to policies QD2, QD3 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the

scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR7, TR19, and QD28 of the Brighton & Hove Local Plan and Supplementary Planning Guidance 04 Parking Standards.

BH2013/03613

Land Adjacent 49A Channel View Road Brighton

Application for Approval of Details Reserved by conditions 5, 6, 7, 8, 12, 13 and 15 of application BH2013/01103.

Applicant: Mr & Mrs Schan

Officer: Anthony Foster 294495

Split Decision on 17/12/13 DELEGATED

1) UNI

The details pursuant to conditions 8, 13 and 15 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 5, 6, and 7 are NOT APPROVED for the reason(s) set out in section 10. The proposed roofing material is considered unacceptable in relation to the surrounding properties and the design of the proposed dwelling, and insufficient information has been provided in relation to the proposed windows, as such the details pursuant to condition 5 of the consent cannot be approved.

2) UNI2

Insufficient information in relation to the required Design Stage/Interim Code for Sustainable Homes Certificate has been submitted in order for the details pursuant to condition 6 of the consent to be approved.

3) UNI3

Insufficient information in relation to the required Final/Post Construction Code Certificate has been submitted in order for the details pursuant to condition 7 of the consent to be approved.

BH2013/03670

78-84 Warren Road Brighton

Application for approval of details reserved by conditions 6 and 7 of application BH2013/00502.

Applicant: Downsview Developments Ltd

Officer: Anthony Foster 294495

Approved on 19/12/13 DELEGATED

BH2013/03834

86 Crescent Drive South Brighton

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

Applicant: Mr Alex Ney

Officer: Anthony Foster 294495

Refused on 07/01/14 DELEGATED

1) UNI

The proposed extension would extend beyond the rear wall of the existing property and wrap round the corner appearing overly dominant appearance, relating poorly to the main dwelling and detracting from the original plan of the building. The footprint of the extension would result in the property having an overextended appearance, detracting from the character and appearance of the original dwelling, contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

BRUNSWICK AND ADELAIDE

BH2013/01319

31&33 Selborne Road Hove

Certificate of lawfulness for proposed conversion of 13 bedsitting rooms and 1no one bed flat into 10no self contained flats.

Applicant: Thirty Three Holland Park Ltd

Officer: Guy Everest 293334

Approved on 17/12/13 DELEGATED

BH2013/02670

91 Lansdowne Place Hove

Installation of asphalt covering to balcony and repair works to front elevation.

Applicant: Ms Charlie Hobbs

Officer: Liz Arnold 291709

Refused on 18/12/13 DELEGATED

1) UNI

The detailing of the installation of asphalt covering to the balcony, including the resulting angle fillets, metal sleeves and collars, would be of detriment to the architectural setting and significance of the Grade II Listed Building. As such the proposal would be contrary to policy HE1 of the Brighton & Hove Local Plan and SPGBH13: Listed Buildings - General Advice.

BH2013/02926

11A Second Avenue Hove

Application for approval of details reserved by condition 3 of application BH2013/01332.

Applicant: Mr Kennington

Officer: Helen Hobbs 293335

Approved on 30/12/13 DELEGATED

BH2013/02936

11A Second Avenue Hove

Application for approval of details reserved by conditions 2 and 4 of application BH2013/01333

Applicant: Mr Kennington

Officer: Helen Hobbs 293335

Approved on 31/12/13 DELEGATED

BH2013/03328

First Floor Flat 5 St Johns Road Hove

Replacement of existing windows and rooflight with double glazed timber casement windows and rooflight with the associated installation of 3no new rooflights.

Applicant: Mr Will Merrett

Officer: Andrew Huntley 292321

Approved on 19/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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			10.10.2013
Block Plan			10.10.2013
Existing Plans			10.10.2013
Existing Elevations			10.10.2013
Existing & Proposed Entrance Plan			10.10.2013
Proposed Elevations			10.10.2013
Proposed Plan			10.10.2013
Proposed Roof Plan			10.10.2013
Proposed Sections			10.10.2013
Window Detail			10.10.2013
Proposed Glazing Detail			10.10.2013
Proposed Drainage			10.10.2013
Existing Photos			10.10.2013

BH2013/03340

Flat 6A Crescent Court 28-29 Adelaide Crescent Hove

Internal alterations to layout of flat.

Applicant: Raphael Hirsch

Officer: Helen Hobbs 293335

Approved on 19/12/13 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

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

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

BH2013/03376

Flat 2 10 Adelaide Crescent Hove

Application for Approval of Details Reserved by Condition 2 of application BH2012/01965.

Applicant: Kevin Gothelf

Officer: Robert McNicol 292198

Approved on 06/01/14 DELEGATED

BH2013/03384

Flat 5 36 Adelaide Crescent Hove

Replacement of existing windows with timber casement windows to front elevation. Internal alterations to layout of flat.

Applicant: Sema and Mehmet Ugur

Officer: Helen Hobbs 293335

Approved on 12/12/13 DELEGATED

1) BH01.05

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

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

2) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed 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

No works shall take place until details of required fire protection upgrades and sound insulation measures have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

4) UNI

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

Notwithstanding previously submitted drawings, no works shall take place until the detailed design including materials and finishes of the following items is submitted to and approved in writing by the Local Planning Authority:

1. All new internal doors (including door furniture)
2. New extract detail

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

BH2013/03625

Basement Flat 11 Salisbury Road Hove

Erection of single storey garden building in rear garden.

Applicant: Mrs Sarah James

Officer: Robin Hodgetts 292366

Approved on 31/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Floor plan	(0-)01		23/10/13
Proposed elevations	(0-)02		23/10/13
Location and block plans	(0-)04		28/10/13

BH2013/03656

30 Western Road Hove

Certificate of Lawfulness for proposed change of use from offices (B1) to 4 residential units (C3).

Applicant: Mr Stylianou

Officer: Christopher Wright 292097

Approved on 24/12/13 DELEGATED

BH2013/03666

103 Lansdowne Place Hove

Installation of new doors and architraves, electric meters and fuse boxes with boiler and extract fans to rear elevation. (Part retrospective)

Applicant: Mrs Christina Chan

Officer: Emily Stanbridge 292359

Refused on 19/12/13 DELEGATED

1) UNI

The proposed internal and external alterations to this property form unsympathetic additions to the property which detract from its character and appearance. The proposed internal doors have not been traditionally constructed and are not in keeping with the character of the building. In addition the installation of the boiler vents and flues to the rear elevation of the property are not of an appropriate design and do not relate to the appearance of this rear elevation. Furthermore the electrical metre boxes situated above the entrance doors to each unit show little sensitivity to the appearance of this listed building and their prominent location detracts from the interior of this property. The application is therefore contrary to Policy HE1 within the Brighton & Hove Local Plan.

BH2013/03710

44 & 46 Brunswick Place Hove

Installation of asphalt covering over existing balcony floor.

Applicant: Messrs Ellmans and Pepperfox Ltd

Officer: Robin Hodgetts 292366

Refused on 20/12/13 DELEGATED

1) UNI

By reason of the materials, scale and design the proposed re-surfacing of the balconies would cause harm to the architectural and historic character of the Grade II listed building, wider terrace and Brunswick Town conservation area contrary to policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan and SPD09.

BH2013/03711

44 & 46 Brunswick Place Hove

Installation of asphalt covering over existing balcony floor.

Applicant: Messrs Ellmans and Pepperfox Ltd

Officer: Robin Hodgetts 292366

Refused on 20/12/13 DELEGATED

1) UNI

By reason of the materials, scale and design the proposed re-surfacing of the balconies would cause harm to the architectural and historic character of the Grade II listed building contrary to policy HE1 of the Brighton & Hove Local Plan and SPD09.

BH2013/03732

83A Western Road Hove

Prior approval for change of use from offices (B1) to residential (C3) on the first and second floors to form 6no self contained flats.

Applicant: Rentmoor Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 23/12/13 DELEGATED

1) UNI

In accordance with the provisions of paragraphs N (3) and N (7) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and is refused because it has not been demonstrated that the proposal would not result in a material increase or a material change in the character of traffic in the vicinity of the site. As such the proposal is contrary to policies TR1, TR7, TR14 and TR19 of the Brighton & Hove Local Plan 2005.

2) UNI2

In accordance with the provisions of paragraph N (8)(c) of Class J, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and hereby refused because it has not been demonstrated that the site will not be contaminated land. As such the proposal is contrary to policy SU11 of the Brighton & Hove Local Plan 2005.

3) UNI3

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Location and Block Plans	RFA/208/OS		6 Nov 2013
Ground Floor (Existing)	RFA/208/001		31 Oct 2013
First Floor (Existing)	RFA/208/002		31 Oct 2013
Second Floor (Existing)	RFA/208/003		31 Oct 2013
Third Floor (Existing)	RFA/208/004		31 Oct 2013
First Floor (Proposed)	RFA/208/005		31 Oct 2013
Second Floor (Proposed)	RFA/208/006		31 Oct 2013

BH2013/03780**Ground Floor Flat 28 Selborne Road Hove**

Replacement of existing rear external staircase to garden.

Applicant: Mrs Thelma Leslie-Smith**Officer:** Robert McNicol 292198**Approved on 03/01/14 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 elevations	RFA 12/274/01		11 November 2013
Proposed plans and elevations	RFA 12/274/02	A	5 November 2013
Existing and proposed plans	RFA 12/274/03	A	5 November 2013
Proposed elevations	RFA 12/274/04	A	5 November 2013
Site location and block plans	RFA 12/274/04		5 November 2013

BH2013/03865**Flat 3 7 Brunswick Square Hove**

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2013/01038.

Applicant: Mike Whyte**Officer:** Adrian Smith 290478**Approved on 06/01/14 DELEGATED****BH2013/03990****Flat 3 7 Brunswick Square Hove**

Application for Approval of Details Reserved by Conditions 4, 5, 6, and 7 of application BH2013/01037.

Applicant: Mike Whyte**Officer:** Adrian Smith 290478**Approved on 06/01/14 DELEGATED****CENTRAL HOVE****BH2013/03268****4 Courtenay Gate Courtenay Terrace Hove**

Replacement of existing timber windows with UPVC windows and associated external alterations.

Applicant: Julia Nixon**Officer:** Emily Stanbridge 292359**Approved on 24/12/13 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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			06.11.2013
Site photographs			06.11.2013
Storm Brochure pages			06.11.2013
Existing Plan			23.09.2013
Elevation Drawing			03.12.2013
Proposed windows			23.09.2013

BH2013/03274

Flat 2 6 Grand Avenue Hove

Internal alterations to layout of flat.

Applicant: Sir William Housego-Woolgar

Officer: Guy Everest 293334

Approved on 18/12/13 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until details of ventilation ducts and vents / grilles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

Any fireproofing to doors shall be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

4) UNI

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

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

BH2013/03410

Medina House 9 Kings Esplanade Hove

Demolition of existing building and erection of an 8 storey block containing 8no. two, three and four bedroom self contained flats with basement car port.

Applicant: Globe Homes

Officer: Anthony Foster 294495

Refused on 03/01/14 DELEGATED

1) UNI

The development would appear excessively out of scale and create a visually overbearing relationship with adjoining development to the north on Sussex Road and Victoria Cottages. This relationship would fail to preserve or enhance the character or appearance of the Cliftonville Conservation Area. The proposal is thereby contrary to policies QD1, QD2, QD4, and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development by reason of its height and scale would lead to a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of their living conditions. The proposal is therefore contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The existing building makes a positive contribution to the character and appearance of the Cliftonville Conservation Area. It has not been demonstrated that the building is beyond economic repair (through no fault of the owner / applicant) and that there are no viable alternative uses for the building. Furthermore in the absence of an approved planning application for the redevelopment of the site demolition of the existing building would be premature and result in the creation of a gap site that would fail to preserve or enhance the character or appearance of the Cliftonville Conservation Area. The proposal is therefore contrary to policies HE8 and HE10 of the Brighton & Hove Local Plan and the Medina House Planning Brief September 2013.

4) UNI4

The applicant has failed to present a scheme which in design and streetscape terms justifies the principle of the loss of the existing building, which is a non-designated heritage asset of special significance to the local community due to its architectural and historic interest. The proposed replacement building does not make a positive contribution to the character and local distinctiveness of the historic environment which fails to adequately assess the significance of the existing building, contrary to policies HE8 and HE10 of the Brighton & Hove Local Plan, and the Medina House Planning Brief September 2013.

BH2013/03440

64 Church Road Hove

Conversion of lower ground floor to form self-contained flat incorporating enlargement of existing doorway to rear.

Applicant: Mrs Lucie Harding

Officer: Clare Simpson 292454

Refused on 13/12/13 DELEGATED

1) UNI

The proposed conversion of part of the basement to a residential unit would, by reason of the site level and the limited number and position of windows and openings in relation to the floor plan, provide inadequate natural light and very poor outlook and privacy for future occupiers. As such the development would not provide for a satisfactory standard of living accommodation and would be harmful to the amenity of future occupiers of the flat. The development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03649

Cornelius House 178-180 Church Road Hove

Display of non-illuminated fascia sign to front elevation.

Applicant: Beeley & Co Solicitors

Officer: Robin Hodgetts 292366

Refused on 24/12/13 DELEGATED

1) UNI

Insufficient information has been submitted to fully assess the impact of the proposed signage. From the information provided, the proposed signage would appear incongruous in this setting, creating a cluttered appearance when read in conjunction with the existing signage on the building significantly detracting from the character and appearance of the recipient property and the wider conservation area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan 2005.

BH2013/03654

Audley House Hove Street Hove

Prior approval for change of use from offices (B1) to residential (C3) at ground and first floor levels to form 4no self contained flats.

Applicant: Alexander James Contracts Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 20/12/13 DELEGATED

1) UNI

In accordance with the provisions of paragraph N (8)(c) of Class J, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and hereby refused because it has not been demonstrated that the site will not be contaminated land. As such the proposal is contrary to policy SU11 of the Brighton & Hove Local Plan 2005.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Phase 1 Contamination Assessment Report			25 Oct 2013
As Existing Floor Plans & Location Map	EX.001P1		25 Oct 2013
As Existing Elevations & Finishes Schedule	EX.002P1		25 Oct 2013
Proposed Floor Plans	PL.001P4		25 Oct 2013
Proposed Elevations	PL.002P1		25 Oct 2013

BH2013/03655

Regent House Hove Street Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 9no self contained flats.

Applicant: Alexander James Contracts Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 20/12/13 DELEGATED

1) UNI

In accordance with the provisions of paragraph N (8)(c) of Class J, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and hereby refused because it has not been demonstrated that the site will not be contaminated land. As such the proposal is contrary to policy SU11 of the Brighton & Hove Local Plan 2005.

2) UNI2

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Phase 1 Contamination Assessment Report			25 Oct 2013
As Existing Basement & Ground Floor Plans	EX.010P2		6 Nov 2013
As Existing First Floor Plans & Location Map	EX.011P2		6 Nov 2013
As Existing Second Floor Plan & Roof Plan	EX.012P2		6 Nov 2013
As Existing West, South & North Elevations	EX.013P3		6 Nov 2013
As Existing East & South Elevations	EX.014P2		6 Nov 2013
Proposed Basement & Ground Floor Plans	PL.010P3		6 Nov 2013
Proposed First Floor Plan	PL.012P3		6 Nov 2013
Proposed Second Floor Plan	PL.013P3		6 Nov 2013

BH2013/03859

146 Church Road Hove

Application for approval of details reserved by condition 3 of application BH2013/00566.

Applicant: Mr F Qassar

Officer: Helen Hobbs 293335

Refused on 06/01/14 DELEGATED

BH2013/03867

83 Church Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 2no studio flats.

Applicant: Mr F Asghari

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 07/01/14 DELEGATED

1) UNI

In accordance with the provisions of paragraphs N (3) and N (7) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and is refused because it has not been demonstrated that the proposal would not result in a material increase or a material change in the character of traffic in the vicinity of the site. As such the proposal is contrary to policies TR1, TR7, TR14 and TR19 of the Brighton & Hove Local Plan 2005.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Site location plan	302/01P1		12 Nov 2013
Existing plan	300/01BR1		12 Nov 2013
Alterations to layout	300/06BR2		12 Nov 2013

GOLDSMID**BH2013/02306****6A Hove Park Villas Hove**

Installation of new access ramp and steps to replace existing access ramp and external alterations to building, including alterations to concrete landing area and wall on the north elevation.

Applicant: Blatchington Court Trust

Officer: Helen Hobbs 293335

Approved on 27/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	H1910.P03		8th July 2013
Block plan	H1910.P04		2nd August 2013
Existing and proposed elevations	H1910.P02	A	2nd August 2013
Proposed ground floor layout	H1910.P01	A	2nd August 2013

BH2013/03509**57 Davigdor Road Hove**

Change of use from single dwelling (C3) to 1no one bedroom flat and 1no two bedroom flat.

Applicant: A Akram

Officer: Christopher Wright 292097

Approved on 24/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

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

3) 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.

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
As Existing Plans	A.001		15 Oct 2013
As Proposed Plans and Elevations	D.001		15 Oct 2013

5) UNI

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

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

BH2013/03522

133 Westbourne Street & 75 Montgomery Street Hove

Application for approval of details reserved by conditions 7 and 13(ii) of Application BH2009/01360.

Applicant: C&C 790 Ltd

Officer: Clare Simpson 292454

Split Decision on 18/12/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 13 (ii) and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 7 are NOT APPROVED

2) UNI2

Condition 7 requires the submission of a BRE Final Code Certificate to demonstrate the development would meet Code for Sustainable Homes Level 3. No information has been submitted to discharge this condition.

BH2013/03536

Top Flat 42 Shirley Street Hove

Formation of rear dormer and insertion of front rooflight.

Applicant: Karen Wells

Officer: Robin Hodgetts 292366

Refused on 17/12/13 DELEGATED

1) UNI

1. The rear dormer by reason of its design and excessive size, with large areas of tile hung cladding, would represent an unsightly and bulky addition to the existing building that would dominate the rear roof slope, causing significant harm to the character and appearance of the property and wider surrounding area.

The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, design guide for extensions and alterations.

2) UNI2

The front rooflight would be poorly positioned in relation to the fenestration below, causing significant harm to the character and appearance of the recipient property and the wider street scene. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, design guide for extensions and alterations.

BH2013/03540

Flat 31 Eaton Hall 15 Eaton Gardens Hove

Replacement of existing windows and balcony door with UPVC.

Applicant: Moss Kimmelman

Officer: Emily Stanbridge 292359

Approved on 12/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Map			28.10.2013
Photographs			14.10.2013
Quotation			14.10.2013
Brochure			28.10.2013

BH2013/03692

Land Rear of 37 & 38 Cromwell Road Hove

Erection of 1no three bedroom house including basement level.

Applicant: Mrs Maureen Wheeler

Officer: Helen Hobbs 293335

Approved on 23/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking 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.

3) 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.

4) UNI

No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and 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 policies QD1 and HE6 of the Brighton & Hove Local Plan.

6) UNI

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

No development shall take place until details of the construction of the green roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roof shall be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

8) 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 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

9) 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.

10) UNI

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

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

11) UNI

No development shall take place until details of the retaining boundary wall structure, including cross sections, depth of footings, retained height, thickness of wall construction and construction materials, 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 the stability of the adjacent pavement and to comply with policy TR7 of the Brighton & Hove Local Plan.

12) UNI

Notwithstanding the submitted plans no development shall take place until details of Lifetime Homes standards to be incorporated in the design 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 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.

13) UNI

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

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

14) UNI

The development hereby approved shall not be occupied until photovoltaic panels, as outlined on approved drawing nos. AD100 & AD101, have been installed on the roof of the approved building. The panels shall be maintained and permanently retained in place thereafter.

Reason: To secure micro-generation technologies for the site and to comply with policy SU2 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Sustainable Building Design SPD08

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed floor plans and sections	AD100		29th October 2013
Proposed elevations	AD101		29th October 2013

BH2013/03737

105A Livingstone Road Hove

Erection of single storey rear extension (Part Retrospective).

Applicant: Mr Ashley Dalton

Officer: Robin Hodgetts 292366

Approved on 23/12/13 DELEGATED

1) BH03.03

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

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

2) UNI

Flat roofed extensions

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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	RFA 13/285/0S		31/10/13
Existing and proposed plans and elevations	RFA 13/285/01		31/10/13

BH2013/03807

Flat 22 Richmond Court 28 Osmond Road Hove

Replacement of 3no windows to third floor rear flat with double glazed UPVC units.

Applicant: Ms Serena Mitchell

Officer: Helen Hobbs 293335

Approved on 24/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			6th November 2013
Proposed window details			6th November 2013

BH2013/03817

Flat 5, 58 The Drive Hove

Internal alterations to layout of flat.

Applicant: Lansdown Finance Ltd

Officer: Sonia Gillam 292265

Approved on 02/01/14 DELEGATED

BH2013/04020

17 Wilbury Villas Hove

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 3.9m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Adrian Marlowe

Officer: Emily Stanbridge 292359

Prior Approval is required and is refused on 27/12/13 DELEGATED

1) UNI

The plans submitted within this application do not reflect the measurements stated within the application form. The plans show that the proposed total development, with the inclusion of the log store, extends beyond the rear wall of the host property by more than 6m.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Location and block plans	RFA 13/265/0S		25.11.2013
Existing ground floor plan and elevations	RFA 13/265/01		25.11.2013
Proposed ground floor plan and elevations	RFA 13/265/02	A	25.11.2013

HANGLETON & KNOLL

BH2013/03554

253 Old Shoreham Road Hove

Erection of single storey rear extension.

Applicant: Fourteen Investments Ltd

Officer: Emily Stanbridge 292359

Refused on 20/12/13 DELEGATED

1) UNI

The proposed rear extension by virtue of its scale and design represents an inappropriate addition to the building. The extension which appear unduly dominant and result in an over extended appearance to the building, with the expanse of flat roof relating poorly to the main building. The extension would be visible from Holmes Avenue and, given the poor relationship of the proposed extension to the existing building, would harm the character of the street scene. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2013/04022

4 Northfield Rise Hove

Prior approval for the erection of a single storey rear conservatory, which would extend beyond the rear wall of the original house by 7.2m, for which the maximum height would be 3.45m, and for which the height of the eaves would be 2.2m.

Applicant: Stephen William Haffenden

Officer: Helen Hobbs 293335

Prior approval not required on 27/12/13 DELEGATED

NORTH PORTSLADE

BH2013/03648

Downland Court Stonery Road Brighton

Replacement UPVC windows to communal stairs including aluminium powdered smoke vents.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 07/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Replacement Windows Existing Elevations	13051-001	A	30th October 2013
Replacement Windows Proposed Elevations	13051-002	A	30th October 2013
Vertical / Horizontal General	GA/070		31st October 2013

Arrangement			
Narrow Frame General Arrangement	GA/608		31st October 2013

SOUTH PORTSLADE

BH2013/02930

4 Wellington Road Portslade

Self containment of existing bedsit to form 1no studio flat with insertion of a new window to rear elevation.

Applicant: Colin Mckay

Officer: Steven Lewis 290480

Approved on 03/01/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan			27/08/2013
Site Plan	Mck08/13/1		27/08/2013
Proposed Elevations and Floor Plans	Mck08/13/1		27/08/2013
Existing Elevations and Floor Plans	Mck08/13/1		27/08/2013

3) UNI

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

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

BH2013/03326

15-19 Norway Street Portslade

Application for Approval of Details Reserved by condition 14ii of application BH2012/03940.

Applicant: Spear Development

Officer: Jason Hawkes 292153

Approved on 16/12/13 DELEGATED

BH2013/03610

47 Fairfield Gardens Portslade

Loft conversion incorporating hip to gable roof extension, rear dormer and

Report from: 12/12/2013 to: 08/01/2014

rooflight to front. Erection of single storey rear extension. (Part retrospective)

Applicant: Mr & Mrs Noyes

Officer: Helen Hobbs 293335

Refused on 17/12/13 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its excessive size and design, would be detrimental to the character and appearance of the property. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extension and Alterations (SPD12).

2) UNI2

The proposed hip to gable extension would unbalance the pair of semi detached properties and would be out of keeping within the street scene. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extension and Alterations (SPD12).

BH2013/03808

56A Trafalgar Road Portslade

Alterations to existing 2 bed dwelling to form 1 bed dwelling. Demolition of existing storage and creation of 1no single storey dwelling to rear.

Applicant: Downside Development (Btn) Ltd

Officer: Clare Simpson 292454

Refused on 24/12/13 DELEGATED

1) UNI

The existing lower ground floor unit is unsuitable for conversion into smaller units of accommodation by virtue of an original floor area of less than 115 sq metres and having only three bedrooms as originally built. The resulting conversion would result in the loss of a unit of residential accommodation suitable for family occupation and would fail to provide a suitable unit of accommodation for family occupation. The scheme is thereby contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The development, by virtue of its cramped form and layout, would provide poor levels of outlook and light for the future occupiers of 56B Trafalgar Road and result in mutual overlooking between the gardens of 56A and 56B. The proposal is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03840

Vale House Vale Road Portslade

Prior approval for change of use of offices (B1) to residential (C3) to form 42 units.

Applicant: CLTX Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 07/01/14 DELEGATED

1) UNI

In accordance with the provisions of paragraphs N (3) and N (7) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and is refused because the proposal would result in a material change in the character of traffic in the vicinity of the site. As such the proposal is contrary to policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan 2005.

2) UNI2

In accordance with the provisions of paragraph N (8)(c) of Class J, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development)

Order 1995, as amended, prior approval for the change of use from office to residential is required and hereby refused because it has not been demonstrated that the site will not be contaminated land. As such the proposal is contrary to policy SU11 of the Brighton & Hove Local Plan 2005.

3) UNI3

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Existing Ground Floor & Site Plan	985.09 - 001		11 Nov 2013
Proposed Ground Floor & Site Plan	985.09 - 101		11 Nov 2013
Existing First Floor Plan	985.09 – 002		11 Nov 2013
Existing Second & Plant Floor Plan	985.09 – 003		11 Nov 2013
Proposed First Floor Plan	985.09 - 102		11 Nov 2013
Proposed Second & Plant Floor Plan	985.09 – 103		11 Nov 2013
Ground Condition Report	13966/GCR		19 Dec 2013
Flood Risk Assessment			11 Nov 2013
Transport Statement			11 Nov 2013
Phase One Environmental Assessment			11 Nov 2013

BH2013/03891

5 Vale Road Portslade

Certificate of Lawfulness for proposed erection of rear dormer and front rooflight.

Applicant: Mrs Jackie Snow

Officer: Emily Stanbridge 292359

Approved on 19/12/13 DELEGATED

BH2013/04273

1 Trafalgar Road Portslade

Application for Approval of Details Reserved by Condition 12 of Application BH2011/03316.

Applicant: A M Construction (Southern) Ltd

Officer: Adrian Smith 290478

Approved on 06/01/14 DELEGATED

HOVE PARK

BH2013/02175

Land at City Park Orchard Road Hove

Application for Approval of Details Reserved by conditions 10, 11a, 12, 13, 15, 16, 17, 18, 19 and 20 of application BH2012/03577.

Applicant: BCM

Officer: Jason Hawkes 292153

Split Decision on 16/12/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 10, 11 (a), 12, 13, 15, 16, 17, 18, 19 and 20 of application BH2012/03577 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 11 (b) are NOT APPROVED.

Without the submission of BRE issued Interim Code for Sustainable Homes Certificates demonstrating that the development will achieve Code level 3 for all residential units, the requirements of condition 11(b) cannot be discharged.

BH2013/03066

37 Shirley Drive Hove

Erection of two storey front and side extension, single storey rear extension and associated roof alterations.

Applicant: James Grant

Officer: Jason Hawkes 292153

Approved on 02/01/14 DELEGATED

1) BH01.01

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

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD14 and QD16 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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			6th September 2013
Block Plan			6th September 2013
Site Plan	13002/10.001	E	30th December 2013
Ground Floor Plan as Existing	13002/11.001		6th September 2013
First Floor Plan as Existing	13002/11.002		6th September 2013
Roof Plan as Existing	13002/11.003		6th September 2013
Ground Floor Plan as	13002/11.004	J	30th December

Proposed			2013	
First Floor Plan as Proposed	13002/11.005	J	30th 2013	December
Roof Plan as Proposed	13002/11.006	H	30th 2013	December
Front Elevation as Existing	13002/13.001		6th 2013	September
Front Elevation as Proposed	13002/13.002	J	30th 2013	December
Rear Elevation as Proposed	13002/13.003	D	30th 2013	December
Side Elevation as Proposed	13002/13.004	C	6th 2013	September
Rear Elevation as Existing	13002/13.005		6th 2013	September
Side Elevation as Existing	13002/13.006		6th 2013	September
Side Elevation as Existing	13002/13.007		6th 2013	September
Side Elevation as Proposed	13002/13.008	A	6th 2013	September

BH2013/03282

168 Old Shoreham Road Hove

Part change of use of ground floor from offices (B1) to residential (C3) with the erection of a single storey rear extension with associated external alterations to create 1no. two bedroom flat.

Applicant: Dr Harjinder Heer

Officer: Andrew Huntley 292321

Refused on 18/12/13 DELEGATED

1) UNI

The development would result in the loss of a small office unit (Use Class B1) contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises (Use Classes B1, B2 and B8) for employment purposes.

2) UNI2

The rear extension by reason of its size, height and bulk would appear overly dominant and would fail to respect the character and proportions of the existing building, adjoining properties and the wider surrounding area. In addition, the extension is of a poor 'wrap around' design and would be poorly related to the existing dwelling, eroding the original plan form of the property. 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.

3) UNI3

The proposed extension would rise 3.35m above ground level and extend the full width of the plot of land. As a result, due to its length, height and siting, the proposed extension would have an overbearing impact on 170 Old Shoreham Road, and would represent an un-neighbourly form of development. In addition, the extension would cause a loss of sunlight/daylight to the rear garden areas of 170 and 166 Old Shoreham Road (morning and afternoon respectively) due to the resultant overshadowing caused by the height and depth of the extension. Therefore, it would cause a loss of amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

4) UNI4

The proposed residential unit is judged to provide an inappropriate and poor standard of accommodation as the proposed bedrooms would be substantially enclosed, would likely receive inadequate natural light and have a poor outlook. Therefore, the proposal fails to provide an acceptable residential environment for future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03369

69 Hill Brow Hove

Erection of front and rear extensions at first floor level.

Applicant: Martin Senior

Officer: Liz Arnold 291709

Approved on 03/01/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			16th October 2013
Block Plan			16th October 2013
Site Plan As Existing	S1		2nd October 2013
Lower Ground Floor Plan As Existing	S2		2nd October 2013
Ground Floor Plan As Existing	S3		2nd October 2013
First Floor Plan As Existing	S4		2nd October 2013
Roof Plan As Existing	S5		2nd October 2013
Front Elevation As Existing	S6		2nd October 2013
Side Elevation As Existing	S7		2nd October 2013
Rear Elevation As Existing	S8		2nd October 2013
Side Elevation As Existing	S9		2nd October 2013
Site Plan As Proposed	P1		2nd October 2013
Lower Ground Floor Plan As Proposed	P2		2nd October 2013
Ground Floor Plan As Proposed	P3		2nd October 2013
First Floor Plan As Proposed	P4		2nd October 2013
Roof Plan As Proposed	P5		2nd October 2013
Front Elevation As Proposed	P6		2nd October 2013
Side Elevation As Proposed	P7		2nd October 2013

Rear Elevation As Proposed	P8		2nd October 2013
Side Elevation As Proposed	P9		2nd October 2013

BH2013/03457

287 Dyke Road Hove

Erection of single storey detached building in rear garden.

Applicant: Care Management Group

Officer: Steven Lewis 290480

Approved on 12/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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			10/10/2013
Block Plan	13/075/02		17/10/2013
Proposed Plans and Elevation	13/075/01	A	21/10/2013

BH2013/03488

17 Meadow Close Hove

Demolition of garage and erection of two storey side extension. Erection of single storey rear extension linking main house to external dayroom. (Part Retrospective)

Applicant: Mr Roger Noel

Officer: Emily Stanbridge 292359

Refused on 16/12/13 DELEGATED

1) UNI

The proposed two storey side extension forms an inappropriate addition to the property which would result in an awkward relationship to the neighbouring

property (Les Reveurs). Furthermore the extension would infill the existing space between the dwellings forming an overly dominant addition to the property which would create a cramped appearance in relation to the neighbouring bungalow. Therefore the proposed side extension would cause harm to the character of the street scene, contrary to policy QD14 within the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

2) UNI2

The proposed two storey side extension, given the close proximity to the neighbouring property, would result in increased bulk to the boundary causing an overbearing impact and sense of enclosure to the occupiers of Les Reveurs. Furthermore the proposed side extension would cause reduced levels of light to the existing roof light on the neighbouring property. Therefore the proposed side extension is contrary to policy QD27 within the Brighton & Hove Local Plan.

BH2013/03562

159 Nevill Road Hove

Creation of new crossover and hard standing with alterations to front boundary wall.

Applicant: Mr Christopher Hider

Officer: Emily Stanbridge 292359

Refused on 24/12/13 DELEGATED

1) UNI

The loss of the Acer street tree to facilitate the proposed widening of the crossover would cause harm to the character and appearance of the street scene. The proposal is therefore unacceptable and contrary to policy QD16 within the Brighton & Hove Local Plan and SPD06: Trees and Development Sites.

BH2013/03570

4 Stanford Close Hove

Demolition of rear conservatory and part of garage and erection of a new conservatory and extension to rear. Roof alterations including rear roof extension, rear dormer and rooflights to side roof slopes.

Applicant: Mr Simon Taylor

Officer: Helen Hobbs 293335

Approved on 23/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 lower cill level of the roof lights hereby permitted shall not be lower than 1.7m above finished floor level, unless otherwise agreed in writing by the Local Planning Authority.

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

3) UNI

No development shall commence until a landscape plan has been submitted to and approved by the Local Planning Authority in writing. The landscape plan shall be implemented as approved and thereafter retained.

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

4) UNI

The proposed northernmost kitchen window in the side elevation facing west shall

not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such, unless otherwise agreed with the local planning authority.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	111005/SO		18th October 2013
Survey as existing	S1		23rd October 2013
Proposed alterations	AC/4SC/10	C	24th October 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 in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan

BH2013/03581

43 Dyke Road Avenue Hove

Demolition of existing garages, conservatory and lean-to extensions and erection of two storey side extension, single storey side extension, detached garage in front garden and conservatory to rear, roof alterations with other associated external alterations.

Applicant: Mr & Mrs Harris

Officer: Clare Simpson 292454

Approved on 13/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

Plan Type	Reference	Version	Date Received
Proposed First Floor Plan	D03		18th October 2013
Proposed Second Floor Plan	D04		18th October 2013
Proposed Roof Plan	D05		18th October 2013
Proposed East Elevation	D06		18th October 2013
Proposed West Elevation	D07		18th October 2013
Proposed South Elevation	D08	A	30th October 2013
Proposed North Elevation	D09		18th October 2013
Proposed East Elevation (Street)	D10		18th October 2013
Proposed Garage Plans and Elevations	D11	A	30th October 2013

3) UNI

No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the programme of archaeological work has been completed in accordance with the approved Written Scheme of Archaeological Investigation

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and policy HE12 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

No development or other operations shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

Reason: to protect the character of the areas to comply with policies QD16 and HE6 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
Location Plan	Y070-A01		18th October 2013
Block Plan	A02		18th October 2013
Existing ground floor plan	A03		18th October 2013
Existing First floor Plan	A04		18th October 2013
Existing Second Floor Plan	A05		18th October 2013
Existing Roof Plan	A06		18th October 2013
Existing East Elevation	A07		18th October 2013
Existing West Elevation	A08		18th October 2013
Existing North Elevation	A09		18th October 2013
Existing South Elevation	A10		18th October 2013
Proposed Site Plan	D01		18th October 2013
Proposed Ground Floor Plan	D02		18th October 2013

7) 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.

BH2013/03619

19 Onslow Road Hove

Application for Approval of Details Reserved by conditions 9 and 11 of application BH2013/01811.

Applicant: Adele Lias

Officer: Jason Hawkes 292153

Split Decision on 31/12/13 DELEGATED

1) UNI

APPROVE the details pursuant to condition 11 and subject to full compliance with the submitted details.

1) UNI

Insufficient information has been submitted to discharge the details required by condition 9 of application BH2013/01811 in accordance with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD8 Sustainable Building Design.

BH2013/03623

35 Shirley Drive Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Peter Chadwick

Officer: Helen Hobbs 293335

Approved on 16/12/13 DELEGATED

1) UNI

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

BH2013/03667

10 Barrowfield Drive Hove

Alterations to the existing side extension. Erection of porch to front/side elevation. Alterations to existing garage to provide office, bicycle and bin store and re-tiling of garage roof. Alterations to drive way, creation of decked area in front garden to the side, alterations to fenestration and other associated works.

Applicant: Mr Ben Fielder

Officer: Robin Hodgetts 292366

Approved on 23/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH06.01

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

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

4) BH06.02

The development hereby permitted shall not be commenced until details of

secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing ground and first floor plans	131B10/01		28/10/13
Existing site plan	131B10/02		28/10/13
Existing block plan and street elevation	131B10/03		28/10/13
Existing elevations	131B10/04		28/10/13
Proposed floor plans	131B10/05		09/12/13
Proposed site plan	131B10/06		09/12/13
Proposed block plan and street elevation	131B10/07		09/12/13
Proposed elevations	131B10/08		09/12/13
Proposed garage alterations	131B10/13		28/10/13

BH2013/03686

33 Sandringham Drive Hove

Erection of single storey rear extension and repositioning of existing raised deck.

Applicant: Steve Lynn

Officer: Jason Hawkes 292153

Approved on 23/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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
Proposed Extension	599/01	A	29th October 2013
Existing Layout	599/02		29th October 2013

BH2013/03725

Unit 1 Goldstone Retail Park Newtown Road Hove

Installation of 13no air conditioning units, associated ducting and 2m high galvanised steel palisade fence to rear elevation.

Applicant: TJX Europe

Officer: Robin Hodgetts 292366

Refused on 31/12/13 DELEGATED

1) UNI

The proposal, in the absence of information to indicate otherwise, would result in noise and disturbance for occupants of adjoining residential properties on Goldstone Lane, to the detriment to their residential amenity. The applicant has failed to provide information detailing necessary mitigation measures which would satisfactorily address the noise and disturbance which would result from the proposal. The proposal is thereby contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed ventilation ducting, by reason of its height and siting on a prominent elevation, represents an unduly intrusive and dominant addition to the building that would cause significant harm to the visual amenity of the street scene and wider area. The ducting is thereby contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/03726

24 Elrington Road Hove

Demolition of existing house and erection of two storey house with associated landscaping.

Applicant: Dr R Inwood

Officer: Sonia Gillam 292265

Refused on 31/12/13 DELEGATED

1) UNI

The proposed dwelling, by virtue of its siting, design, height and bulk, would result in a form of development which would fail to emphasise and enhance the positive qualities and characteristics of the area, and would appear out of scale, bulky and overly dominant in relation to its neighbours, and relate poorly to the rest of the street. The proposed development is thereby contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by virtue of its siting, design, height and bulk, would have an overbearing and unduly prominent and unneighbourly relationship with the property to the north, no. 26, resulting in a loss of light and outlook for occupants of this property. The proposed development is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03756

121 Shirley Drive Hove

Erection of raised timber decking to rear elevation with steel and glass balustrade and steps to garden level. Alterations to existing front dormer.

Applicant: Mr Paul Jefferson

Officer: Robin Hodgetts 292366

Refused on 30/12/13 DELEGATED

1) UNI

The proposed raised timber decking, by reason of its size and elevated height, represents an un-neighbourly and overbearing addition which would result in increased overlooking and loss of privacy for occupants of adjoining properties, to the detriment of their residential amenity. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03757

4 Barrowfield Close Hove

Certificate of lawfulness for proposed loft conversion with side dormer and rooflights, two storey rear extension, single storey extensions to both sides, front porch extension and erection of 2no single storey outbuildings to rear.

Applicant: Mr & Mrs Platt

Officer: Liz Arnold 291709

Split Decision on 27/12/13 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed porch extension (Extension B) for the following reason:

1. The proposed porch extension (Extension B) is permitted under Schedule 2, Part 1, Classes D of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for side extensions (Extensions A and C), a rear dormer extension (Extension D), a two storey rear extension (Extension E) and two outbuildings (Extensions F and G) for the following reasons;

2) UNI2

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, as Extension C would extend beyond a wall which fronts a highway and forms a principle elevation of the original dwellinghouse.

3) UNI3

The development is not permitted under Schedule 2, Part 1, Class B, of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the cubic content of the resulting roof space of Extensions A, D and E would exceed the cubic content of the original roof space by more than 50m³.

4) UNI4

The development is not permitted under Schedule 2, Part 1, Class E, of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as Outbuildings F and G would be located within 2m of the boundary of the curtilage of the dwellinghouse and would have a height in excess of 2.5m.

BH2013/03809

8 Lloyd Road Hove

Erection of 1no two storey dwelling to rear of existing house with associated landscaping and car parking.

Applicant: Mr Lance Merrifield

Officer: Steven Lewis 290480

Refused on 03/01/14 DELEGATED

1) UNI

The subdivision of the existing garden to form additional building plot is considered to be in distinct contrast to the existing layout of the area. A house in this location would be in stark contrast to undeveloped neighbouring gardens and

detrimental to the open garden character of the area. Furthermore the design of the proposed house would be overly dominant and incongruous in this location and would fail to provide adequate amenity space. The development would therefore be contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its bulk, form and massing in close proximity to the neighbouring boundaries, results in an excessive and un-neighbourly form of development which would be intrusive, overbearing and cause an increased overlooking, loss of privacy and sense of enclosure to the occupiers of 10 Lloyd Road and 1 Lloyd Close, contrary to policies QD1, QD2, QD3, and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling by reason of its siting, scale, massing, detailing and materials is considered poorly designed and would have a harmful impact upon the character and appearance of the area. The development would therefore be contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, of the Brighton & Hove Local Plan.

BH2013/03893

76 Amherst Crescent Hove

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

Applicant: Mr & Mrs Wakeham

Officer: Robin Hodgetts 292366

Approved on 06/01/14 DELEGATED

1) UNI

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

BH2013/03921

49 Benett Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.1m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.4m.

Applicant: Mr Ali Razak

Officer: Helen Hobbs 293335

Prior approval not required on 18/12/13 DELEGATED

BH2013/03989

Marche House Woodland Drive Hove

Application for approval of details reserved by condition 7 of application BH2013/02839.

Applicant: Threadneedle Entertainment Ltd

Officer: Steven Lewis 290480

Approved on 03/01/14 DELEGATED

WESTBOURNE

BH2013/02748

8a Carlisle Road Hove

Alterations to existing rear extension incorporating reduction in footprint and roof height. Installation of decking. (Part Retrospective)

Applicant: B Williams
Officer: Jason Hawkes 292153
Approved on 12/12/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing Ground Floor Plan	154CR8/01		12th August 2013
As Existing Roof Plan	154CR8/02		12th August 2013
As Existing Side Elevations	154CR8/03		12th August 2013
Proposed Ground Floor Plan	154CR8/04		21st November 2013
Proposed Roof Plan	154CR8/05		21st November 2013
Proposed Side Elevations	154CR8/06		21st November 2013
As Existing and Proposed Rear Elevation, Block Plan and Location Plan	154CR8/07		21st November 2013

BH2013/02924

7-11 Sackville Gardens Hove

Demolition of existing rear conservatory and erection of 2no single storey rear extensions.

Applicant: Mr J Lytle
Officer: Christopher Wright 292097

Refused on 31/12/13 DELEGATED

1) UNI

The proposed extensions would, by reason of their scale, bulk, massing, form and design, detract from the character and appearance of the recipient building and be incongruous within the historic site context, to the detriment of visual amenity and the character and appearance of the wider Sackville Gardens Conservation Area. As such the proposal is contrary to the requirements of policies QD14, HE6 and HO11 of the Brighton & Hove Local Plan.

2) UNI2

Due to the height, scale, bulk and close proximity of the extensions to the rear boundary, the development would have an overbearing impact and result in an increased sense of enclosure for neighbouring residents that would be detrimental to residential amenity. As such the proposal conflicts with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03539

14 Princes Crescent Hove

Erection of single storey rear extension. (Part Retrospective)

Applicant: Mr & Mrs Bailey
Officer: Liz Arnold 291709

Approved on 13/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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
Location Plan	ADC600/LP		17th October 2013
Block Plan	ADC600/BP		17th October 2013
Existing Plans	ADC600/01		17th October 2013
Existing Elevations	ADC600/02		17th October 2013
Proposed Ground Floor Plan	ADC600/03	Rev. C	17th October 2013
Proposed First Floor Plan	ADC600/04	Rev. A	17th October 2013
Proposed Rear and Side Elevations	ADC600/05	Rev. B	17th October 2013
Proposed Side Elevation and Sections	ADC600/06		17th October 2013

BH2013/03572

82A Westbourne Street Hove

Application for approval of details reserved by condition 3 of application BH2013/02176.

Applicant: Barrie Golds

Officer: Robin Hodgetts 292366

Approved on 23/12/13 DELEGATED

BH2013/03720

59 Coleridge Street Hove

Prior approval for change of use of offices (B1) to residential (C3) to form 1no flat on the ground floor and 2no flats on the first floor.

Applicant: Dowsett Mayhew Planning Partnership

Officer: Christopher Wright 292097

Prior approval not required on 24/12/13 DELEGATED

BH2013/03733

Flat 24 Coastal Place 55 New Church Road Hove

Application for approval of details reserved by condition 3 of application BH2011/01150.

Applicant: Mrs Margaret Plachy

Officer: Jason Hawkes 292153

Approved on 24/12/13 DELEGATED

BH2013/03750

6 Portland Road Hove

Conversion of single dwelling to form 1no one bedroom, 1no two bedroom and 1no 3 bedroom self contained flats with associated alterations and additions to fenestration.

Applicant: Lindene GB Promotions

Officer: Liz Arnold 291709

Approved on 02/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'very good' 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.

3) 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 'very good' 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.

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

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

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

6) UNI

The new dwelling(s) hereby permitted shall be constructed to all reasonable Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13

of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with 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			4th November 2013
Location Plan			4th November 2013
Proposed Floor Plans	13452-01	Rev. D	19th December 2013
Existing Floor Plans	13452-02		4th November 2013
Existing and Proposed Elevations	13452-03	Rev. A	4th November 2013

8) UNI

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

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

BH2013/03864

14 Raphael 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 4.2m, for which the maximum height would be 3.85m, and for which the height of the eaves would be 2.8m.

Applicant: Jude Latto

Officer: Helen Hobbs 293335

Prior approval not required on 13/12/13 DELEGATED

WISH

BH2013/03379

First Floor Flat 4 Seaford Road Hove

Installation of rooflights to front and rear elevations.

Applicant: Mr John Pescod

Officer: Helen Hobbs 293335

Approved on 19/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed loft conversion	AS/01		2nd October 2013

BH2013/03523

93 St Leonards Road Hove

Conversion of existing 2no self contained flats and chiropody surgery into 3no self contained flats.

Applicant: Tony Camps-Linney

Officer: Helen Hobbs 293335

Refused on 23/12/13 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan states that planning permission will be granted for the conversion of dwellings into smaller units of self-contained accommodation when the original floor area of the unit is greater than 115 square metres or the unit has more than 3 bedrooms as originally built. The policy also states at least one unit of accommodation provided should be suitable for family accommodation and have a minimum of two bedrooms. The floor area of the existing first floor flat is less than 115 square metres and the unit does not have more than 3 bedrooms as originally built. Furthermore, the proposed conversion would result in the formation of two studio units neither of which would be suitable for family accommodation. The scheme is therefore contrary to the above policy.

2) UNI2

The proposed change of use at ground floor level would result in a loss of a Chiropody Surgery (Class D1) which has not been demonstrated as being genuinely redundant for this or other types of community facilities. The proposal is thereby contrary to policy HO20 of the Brighton & Hove Local Plan.

BH2013/03550

Westbourne Motors 268-272 Portland Road Hove

Installation of new shopfront including relocation and replacement of existing manual entrance doors with single automated sliding entrance door.

Applicant: Mr Gary Taylor

Officer: Liz Arnold 291709

Approved on 02/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			17th October 2013
Existing Shop Front Layouts	CP-PORT-001-01	Rev. A	28th October 2013
Proposed Shop Front Layouts	C-PORT-001-02	Rev. A	28th October 2013

BH2013/03571**18 Park Avenue Hove**

Remodelling of existing house including removal of existing garage to side and conservatory to rear, erection of two storey side and single storey rear extension, installation of 5 no. rooflights and other associated alterations.

Applicant: Ian Holland

Officer: Liz Arnold 291709

Approved on 16/12/13 DELEGATED**1) BH01.01**

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	389/PA1		17th October 2013
Existing Floor Plans	389/PA2		17th October 2013
Existing Elevations	389/PA3		17th October 2013
Existing Elevations	389/PA4		17th October 2013
Proposed Floor Plans	389/PA5	A	5th December 2013
Proposed Elevations	389/PA6	A	5th December 2013
Proposed Elevations	389/PA7	A	5th December 2013

BH2013/03681**Glebe Villas Community Hall 10 Glebe Villas Hove**

Display of non illuminated notice board.

Applicant: Mrs V J Cronin

Officer: Andrew Huntley 292321

Approved on 02/01/14 DELEGATED**1) UNI**

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

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

2) UNI

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

Reason: To accord with Regulation 14(1) of the Town and Country Planning

(Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity

3) UNI

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.

4) UNI

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

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

5) UNI

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

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

6) UNI

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.

BH2013/03699

First Floor Flat 48 Braemore Road Hove

Installation of dormer to side and rooflights to front and rear.

Applicant: Mr Nathan Camilleri

Officer: Emily Stanbridge 292359

Refused on 16/12/13 DELEGATED

1) UNI

The proposed side dormer would, by reason of its design, appearance, siting, scale and bulk, significantly alter the form of the original roof and unbalance the symmetry between the roof form of the two semi-detached buildings, giving the development a dominant appearance that would detract from the character of the recipient building and the appearance of the wider street scene. In addition the roof lights to the front elevation by reason of size and number form an inappropriate addition to the property which creates a cluttered appearance to the roof slope. As such the proposal is contrary to policy QD14 within the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

BH2013/03746

Ground Floor Flat 47 Worcester Villas Hove

Erection of single storey rear extension.

Applicant: Jenine Milburn

Officer: Robin Hodgetts 292366

Approved on 07/01/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Location and block plan	A.01	A	04/11/13
Existing plans	A.02	A	04/11/13
Existing elevations	A.03	A	04/11/13
Existing sections	A.04	A	04/11/13
Proposed plans	D.01	A	04/11/13
Proposed elevations	D.02	A	04/11/13
Proposed sections	D.03	A	04/11/13

BH2013/03812

Ground Floor Flat 2 Mainstone Road Hove

Erection of single storey rear extension.

Applicant: Mr David Wade

Officer: Sonia Gillam 292265

Refused on 07/01/14 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, form and massing would form a bulky and unsympathetic feature which would result in an overextended appearance to the property and fail to make a positive contribution to the visual quality of the environment. As such, the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document SPD12.

2) UNI2

The proposed development, by virtue of its height, level of projection and siting directly adjacent to the boundary with the neighbouring property, no. 4 Mainstone Road, would result in an unneighbourly form of development, which would appear overbearing and result in a material loss of outlook, heightened sense of enclosure and, in the absence of evidence to the contrary, loss of light to this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers of this property contrary to policies QD14 and QD27 of the

Brighton & Hove Local Plan and the Supplementary Planning Document SPD12.

BH2013/03943

18 Mansfield 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 3.65m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.8m.

Applicant: Michael Shalabi

Officer: Helen Hobbs 293335

Prior approval not required on 18/12/13 DELEGATED

BH2013/04051

6 Braemore Road Hove

Certificate of lawfulness for existing loft conversion incorporating hip to gable roof extension, front roof lights, rear dormers and alterations to fenestration on side elevation.

Applicant: Paul James Consulting

Officer: Andrew Huntley 292321

Approved on 13/12/13 DELEGATED

Withdrawn Applications