

PLANS LIST 19 February 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

BH2013/03252

Carden Primary School County Oak Avenue Brighton

Erection of 2no temporary mobile classroom units to provide 4no classrooms including toilet facilities.

Applicant: Brighton & Hove City Council Property & Design

Officer: Anthony Foster 294495

Approved on 09/01/14 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	001		23/09/2013
Existing Ground Floor Plan	300		23/09/2013
Existing First Floor Plan	301		23/09/2013
Existing Second Floor Plan	302		23/09/2013
Existing and Proposed Block Plans	002	A	15/10/2013
Existing and Proposed Elevations	303	A	15/10/2013
Proposed Mobile Classroom Plans and Elevations	304	A	15/10/2013

2) UNI

The permission hereby granted shall be for a temporary period only, expiring on or before 28 February 2015.

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.

3) UNI

The temporary classroom hereby approved shall be permanently removed on or before 28 February 2015 and the land restored to its 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

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.

5) UNI

Within 6 months of the permission a scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of replacement tree planting noting species, plant size and proposed numbers and an implementation programme

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

6) UNI

No development shall commence until the fences for the protection of the trees to be retained have been erected. 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.

7) 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 for the temporary classrooms has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

Reason: To ensure 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 QD1 and QD16 of the Brighton & Hove Local Plan.

BH2013/03393

10 Brangwyn Crescent Brighton

Erection of first floor rear extension.

Applicant: Mr Reginald Woolgar

Officer: Chris Swain 292178

Approved on 22/01/14 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

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
Site location plan	001		3 October 2013
Site plan	003		3 October 2013
Existing second floor plan	005		3 October 2013
Existing first floor plan	007		3 October 2013
Proposed first floor plan	009		3 October 2013
Enlarged existing first floor	011		3 October 2013
Enlarged proposed first floor	013		3 October 2013
Existing south east elevation	015		3 October 2013
Existing south west elevation	017		3 October 2013
Existing north east elevation	019		3 October 2013
Proposed north east elevation	021		3 October 2013
Existing north west elevation	023		3 October 2013
Proposed north west elevation	025		3 October 2013

BH2013/03832

RSPCA Braypool Lane Patcham Brighton

Erection of single storey detached reptile house and public reception building to front and creation of new staff entrance.

Applicant: RSPCA

Officer: Wayne Nee 292132

Approved on 13/01/14 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	13/101/LOC	A	12 November 2013
Block plan	13/101/BLK	A	12 November 2013
Proposed ground floor	13/101/SK01	A	12 November 2013
Proposed roof plan	13/101/SK02	A	12 November 2013
Proposed elevations	13/101/SK03	A	12 November 2013
Proposed elevations	13/101/SK04	A	12 November 2013
Existing ground floor	13/101/SK05		18 November 2013

BH2013/03894

53 Baranscraig Avenue Brighton

Replacement of existing rear conservatory with single storey extension.

Applicant: Luke Beard

Officer: Emily Stanbridge 292359

Approved on 09/01/14 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 floor plans and elevations	1505/1752		14.11.2013
Proposed conversion	1505/1753		14.11.2013

BH2013/03919

3 Grange Walk Grangeways Brighton

Application for approval of details reserved by conditions 5 and 6 of application BH2013/01780.

Applicant: Mr & Mrs Austeria

Officer: Emily Stanbridge 292359

Approved on 14/01/14 DELEGATED

BH2013/03951

93 Wilmington Way Brighton

Erection of new porch to front elevation.

Applicant: Mr Jaap-Willem Gerritsen

Report from 09/01/14 to 29/01/14

Officer: Chris Swain 292178

Approved on 17/01/14 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			20 November 2013
Block plan			20 November 2013
Existing and proposed plans and elevations			20 November 2013

BH2013/03992

175 Mackie 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 4m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.5m.

Applicant: Imogen Pennington

Officer: Andrew Huntley 292321

Prior approval not required on 23/01/14 DELEGATED

BH2013/03997

8 Braybon Avenue Brighton

Erection of conservatory to rear.

Applicant: Terry Booth

Officer: Adrian Smith 290478

Approved on 13/01/14 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 windows in the south side elevation of the conservatory hereby permitted (excluding those in the southeast corner elevation) shall be obscure glazed and non-opening and thereafter permanently retained as such.

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

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	BR/Planning/01		03/12/2013
Existing block plan	BR/Planning/02		03/12/2013
Existing ground floor plan	BR/Planning/04		03/12/2013
Existing front elevation	BR/Planning/10		03/12/2013
Proposed block plan	BR/Planning/03		03/12/2013
Proposed floor plans	BR/Planning/05 BR/Planning/06		03/12/2013
Existing and proposed elevations	BR/Planning/07 BR/Planning/08 BR/Planning/09		03/12/2013
Conservatory specification			25/11/2013

BH2013/04000

150 Ladies Mile Road Brighton

Application for approval of details reserved by conditions 3, 8, 9, 10 and 12 of appeal decision of application BH2011/02845.

Applicant: R Holness

Officer: Emily Stanbridge 292359

Split Decision on 20/01/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 3 and 8 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 9, 10 and 12 are NOT APPROVED

2) UNI2

Whilst within the application a method statement has been submitted detailing how archaeological remains are going to be mitigated, the archaeological work or the production of a report on the findings has not yet taken place. Therefore condition 9 cannot be fully discharged.

3) UNI3

The use of 1.8m high fencing as stated within the application and as shown on the plan submitted is considered to form an inappropriate addition to the development and wider street scene. The street scene is characterised by low brick boundary walls and the use of high level boarded fencing is considered to be out of keeping with the area. This is therefore contrary to Policy QD1 within the Brighton & Hove Local Plan.

4) UNI4

There is insufficient information to show where the refuse storage facilities would be located and whether this is suitability located in respect of neighbouring amenity. Condition 12 cannot be fully discharged and is contrary to policies SU2 Report from 09/01/14 to 29/01/14

and QD27 of the Brighton & Hove Local Plan.

BH2013/04094

22 Solway Avenue Brighton

Certificate of lawfulness for proposed single storey rear extension and hip to gable loft conversion with dormers to sides.

Applicant: Mr Gearing

Officer: Chris Swain 292178

Approved on 28/01/14 DELEGATED

BH2013/04194

28 Denton Drive Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.4m.

Applicant: Mr Martin Humphrey

Officer: Robert McNicol 292198

Prior Approval is required and is approved on 13/01/14 DELEGATED

PRESTON PARK

BH2012/00991

St Augustines Church Stanford Avenue Brighton

Conversion of church hall to provide 9no self-contained flats. Internal alterations to church incorporating installation of two new floors with associated works. Demolition of timber building to rear.

Applicant: Elim International

Officer: Anthony Foster 294495

Approved after Section 106 signed on 28/01/14 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

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

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

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

4) UNI

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

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

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

5) UNI

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.

6) UNI

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

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

7) UNI

All new or replacement rainwater goods must be of cast iron.

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

8) UNI

The second floor windows to the bedroom and bathroom at the eastern-most end of flat 8 in the northern 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.

9) UNI

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and

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

A completed pre-assessment estimator will not be acceptable.

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

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

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

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

12) UNI

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the 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.

13) UNI

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

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

14) UNI

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

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

15) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

16) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a scheme

detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a minimum of 5 bat boxes, and 5 swift boxes. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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.

17) UNI

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

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

18) UNI

No development shall take place until full details of the extract flue to serve the new kitchen, including position, dimensions and materials, shall be submitted to and approved in writing by the local planning authority prior to its installation. No other flues or vents shall be installed on the church unless approved in writing by the local planning authority.

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.

19) UNI

No works shall take place until a full and detailed specification of works for the repair and restoration of the church fabric and the Palladian (west) frontage of the church hall has been submitted to and approved in writing by the local planning authority. The works shall be carried out in strict accordance with the approved specification.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy QD14 of the Brighton & Hove Local Plan.

20) UNI

No works shall take place until detailed drawings of the following features, at 1:20 scale, 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.

I. The balustrades to the new first floor of the church.

II. The new external balcony doors to the church hall.

III. The new external balcony railings to the church hall.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy QD14 of the Brighton & Hove Local Plan.

21) UNI

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

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

22) UNI

No development shall commence on site until a Scheme of Management of the

vehicle parking has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include details of how each car parking space will be allocated and managed and details of measures to ensure that each car parking space is for the use of its allocated owner. The approved works must be implemented prior to the occupation of the building and thereafter be maintained as such.

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

23) UNI

The development hereby permitted shall not be commenced 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. 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 the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policies TR1, TR18 and SPG4.

24) UNI

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

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

25) UNI

Notwithstanding the details shown on the drawings hereby approved a high level window shall be provided to the second floor dining room in the northern elevation. No development shall commence until details of this window have been submitted to and approved in writing by the Local Planning Authority. The window shall be installed and retained in accordance with the approved details.

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.

26) UNI

No development shall commence until details of a 1.8m high screen to the north side of the balcony to flat 6 at first floor level have been submitted to and approved in writing by the Local Planning Authority. The screen shall be installed in accordance with the approved details prior to the occupation of this flat and shall thereafter be retained as such.

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

Instruct Legal to progress S106 and then issue decision notice.

27) UNI

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

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

Building Design.

28) UNI

The development hereby permitted shall be carried out in accordance with 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	02	A	12 April 2012
Survey floor plan & site plan	03	A	12 April 2012
Street Elevations	52	A	12 April 2012
Site Plan	74		12 April 2012
Floor Plans	76	A	12 April 2012
Elevations	77	A	12 April 2012
Church Hall Sections	78		12 April 2012
Balcony details	79		12 April 2012
Second Floor Plan	82		12 April 2012
Elevations East North	84		12 April 2012
Modified proposals sections	60	D	14 May 2012
Modified proposals screens	75	D	14 May 2012
First Floor Plan	81	A	14 May 2012
Elevations - South & West	83	A	14 May 2012
Conservation Details	86		14 May 2012
Ground Floor plan	80	B	24 May 2012
Ground floor and site plan	85	A	24 May 2012

BH2013/03162

Flat 3 5 Preston Park Avenue Brighton

Conversion of first and second floor maisonette to form 2no self-contained flats incorporating rooflights to front and rear elevation and flat roof (amended site plan).

Applicant: D Golding

Officer: Adrian Smith 290478

Approved on 14/01/14 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

The development hereby permitted shall be carried out in accordance with 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 floor plans, and existing and proposed elevations	07C/2013		09/12/2013
Proposed floor plans and sections	08A/2013		21/11/2013

3) UNI

Report from 09/01/14 to 29/01/14

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 policies H09 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 16 September 2013 have been fully implemented, and such measures shall thereafter be retained as such.

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

5) UNI

The rooflights hereby approved to the front and rear roof slopes 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.

6) UNI

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

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

7) UNI

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

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

BH2013/03565

22 Florence Road Brighton

Installation of metal railings to second floor rear roof terrace.

Applicant: Mr Ian Ayres

Officer: Andrew Huntley 292321

Refused on 16/01/14 DELEGATED

1) UNI

The introduction of metal railings at second floor level on an Edwardian villa would not be in keeping with the character or appearance of the property and would appear as a visually incongruous and harmful alteration to the property. Therefore, the proposal would harm the character and appearance of the Preston Park Conservation Area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

2) UNI2

The formalisation of a roof terrace at second floor level would cause significant

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

BH2013/03797

13 Preston Road Brighton

Application for variation of condition 6 of application BH2010/01864 (Change of Use from retail (A1) to hot food take-away (A5) incorporating extraction flue) to extend opening hours to between 11.00 and 24.00 hours Sunday to Thursday and 11.00 and 01.00 hours on Friday and Saturday.

Applicant: Laila Limited

Officer: Chris Swain 292178

Approved on 13/01/14 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 use hereby permitted shall not be open or in use except between the hours of 11:00 - 24:00 on Sundays to Thursday and 11:00 - 01:00 Fridays and Saturdays.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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			7 November 2013

BH2013/03857

71 Florence Road Brighton

Installation of rooflight to front roofslope.

Applicant: Ms Andrea Anderson

Officer: Wayne Nee 292132

Approved on 14/01/14 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 rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	489(PL)2		13 November 2013
Existing and proposed	489(PL)1	A	14 January 2014

BH2013/03895

135 Preston Drove Brighton

Installation of satellite dish to rear part of chimney stack.

Applicant: Mr Lawrence Suss

Officer: Helen Hobbs 293335

Approved on 09/01/14 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			14th November 2013
Block plan			14th November 2013
Side elevation of roof	Document C		14th November 2013
Satellite details	Document D		14th November 2013

BH2013/03900

109 Chester Terrace Brighton

Installation of rooflight to front roof slope.

Applicant: Robert Hopkins

Officer: Emily Stanbridge 292359

Approved on 10/01/14 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 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
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			Received
Proposed Roof light	HO/01		15.11.2013

BH2013/03939

27 Cleveland Road Brighton

Erection of single storey rear extension and installation of rooflights.

Applicant: Adam Rizzuti

Officer: Andrew Huntley 292321

Approved on 21/01/14 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

Before any works to install the rooflight on the front elevation commence, full details of the rooflight and vertical glazing bar including 1:20 scale elevational drawings and sections shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			26.11.2013
Existing First Floor Plan		A	19.11.2013
Existing Ground Floor Plan		B	19.11.2013
Proposed First Floor Plan		C	19.11.2013
Proposed Ground Floor Plan		D	19.11.2013
Existing North Elevation		E	19.11.2013
Existing South Elevation		F	19.11.2013
Existing Side Elevation		G	19.11.2013
Proposed North Elevation		H	20.01.2014
Proposed South Elevation		I	19.11.2013
Proposed Side Elevation		J	19.11.2013
Existing Site Plan		K	19.11.2013
Proposed Site Plan		L	19.11.2013

5) UNI

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

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

BH2013/04067

6 Old Shoreham Road Brighton

Erection of single storey rear extension and roof alterations to existing extension.

Applicant: Marcus Able

Officer: Chris Swain 292178

Approved on 23/01/14 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 and Proposed	101	A	6 December 2013
Site Location Plan	105		6 December 2013
Site Block Plan	106	A	6 December 2013
Site Block plan showing	201	A	6 December 2013

BH2013/04087

23 Havelock Road Brighton

Certificate of lawfulness for proposed conversion of flat and maisonette into single dwelling house (C3).

Applicant: Copse Mill Properties Ltd

Officer: Wayne Nee 292132

Approved on 29/01/14 DELEGATED

1) UNI

The conversion of two self-contained units into a single dwellinghouse does not constitute a material change of use under Section 55 of the Town and Country Planning Act 1990, as amended.

BH2013/04250

39 Sandgate Road Brighton

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

Applicant: Anthony Brown

Officer: Steven Lewis 290480

Approved on 29/01/14 DELEGATED

REGENCY

BH2013/00937

1 Sillwood Terrace Brighton

Report from 09/01/14 to 29/01/14

Formation of mansard roof to accommodate one 2no bedroom flat with roof terrace.

Applicant: Capital Evolution Ltd

Officer: Guy Everest 293334

Refused on 15/01/14 COMMITTEE

1) UNI

By reason of the scale, form, shape, height and depth of the proposed development it fails to respect the existing roofscape of the terrace of which the host property forms part and therefore neither preserves nor enhances the character of the Regency Square Conservation Area. Moreover, because it interrupts the roofscape the proposed development is likely to be harmful to longer views of the terrace from street level within the Conservation Area. The proposed development is therefore contrary to policy HE6 of the Brighton & Hove Local Plan 2005 and SPD09: Architectural Features.

BH2013/01982

75 - 76 Middle Street Brighton

Internal alteration incorporating creation of corridor between rooms on the third floor.

Applicant: The Grapevine

Officer: Adrian Smith 290478

Approved on 23/01/14 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.

BH2013/02565

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Application for approval of details reserved by conditions 11, 19, 25, 29, 31, 32i and 37 of application BH2010/03379.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Approved on 24/01/14 DELEGATED

BH2013/03357

19 Market Street Brighton

Existing windows and doors to be re-glazed incorporating the removal of timber glazing bars.

Applicant: Baron Homes Corporation Ltd

Officer: Christopher Wright 292097

Approved on 23/01/14 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
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			Received
As Existing	1946/7	A	2 Oct 2013
As Proposed	1946/8	A	2 Oct 2013
Site Location Plan	1946/9	A	2 Oct 2013
Ground Floor Plan As Existing	1946/10	A	2 Oct 2013

BH2013/03436

Flat 2 21 Hampton Place Brighton

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

Applicant: Miss Karen Jamieson

Officer: Emily Stanbridge 292359

Refused on 13/01/14 DELEGATED

1) UNI

The proposed door, by reason of its design, would be an inappropriate addition which would significantly impact on the architectural and historic character and appearance of this listed building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Document SPD09 Architectural Features.

BH2013/03447

32 Montpelier Crescent Brighton

Conversion of ground floor flat into 2no flats (C3), with external alterations including infill of window to front and replacement door and window to rear. (Part-Retrospective).

Applicant: Mr Mike Stimpson Properties

Officer: Liz Arnold 291709

Refused on 10/01/14 DELEGATED

1) UNI

The existing ground floor unit is unsuitable for conversion into smaller units of accommodation by virtue of the original floor area being less than 115m² and not having more than three bedrooms as pre-existing. The conversion has also resulted in the loss of a unit of residential accommodation suitable for family occupation and fails 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 conversion of the ground floor flat into two separate flats results in the garden area and the square bay window of the lounge associated with the rear flat being overlooked from the bedroom of the front flat, resulting overlooking and loss of privacy to the rear flat. As such the proposal is harmful to the amenities of the rear flat and contrary to policies HO9 and QD27 of the Brighton & Hove Local Plan.

BH2013/03450

32 Montpelier Crescent Brighton

Internal alterations layout of ground floor flat to create 2no flats (C3). External alterations including infill of window to front and replacement door and window to rear. (Part-Retrospective).

Applicant: Mike Stimpson Properties

Officer: Liz Arnold 291709

Refused on 10/01/14 DELEGATED

1) UNI

Report from 09/01/14 to 29/01/14

The proposed positioning and size of the drilled of holes into the joists for the proposed extract duct for the bathroom within the front flat would affect the structural integrity of the joists and cause deflection in the floor. As such the proposal would have detrimental impact on the character, architectural setting and significance of the Grade II Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice and SPD09 on Architectural Features.

2) UNI2

The applicant has failed to provide sufficient information in relation to the existing historic features in situ such as the handrail, posts, edging detail to threads to the staircase between ground and first floor level, in the area of the new entrance to the rear flat. As such the Local Planning Authority is unable to fully assess the impacts that these works have had on the architectural and historic character and appearance of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice and SPD09 on Architectural Features.

BH2013/03594

The Old Ship Hotel 31-38 Kings Road Brighton

Replacement of timber framed windows with double glazed timber framed windows to West elevation.

Applicant: The Old Ship Hotel (Brighton) Ltd

Officer: Helen Hobbs 293335

Approved on 24/01/14 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

This approval is limited to the works shown on the approved drawings and solely relates to the replacement windows within section 2 and 3 as shown on drawing no. 1069-03 Revision D. 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 appearance of the host property and surrounding conservation and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ship Street elevation	1069-02	B	29th November 2013
Proposed replacement windows Ship Street elevation	1069-03	D	23rd January 2014
Proposed replacement windows Ship Street	1069-04	D	23rd January 2013

elevation			
Ship Street elevation site plan and existing condition	1069-05	B	29th November 2013
Proposed replacement windows manufacturers details	1069-06	C	23rd January 2014
Proposed replacement windows manufacturers details 2	1069-07	A	23rd January 2014

BH2013/03678

109a-110 Western Road Brighton

Application for approval of details reserved by condition 6 of application BH2013/00246.

Applicant: Joint LPA Receivers

Officer: Steven Lewis 290480

Split Decision on 13/01/14 DELEGATED

BH2013/03729

62 Montpelier Road Brighton

Damp proofing works to existing first floor front balcony. (Part retrospective)

Applicant: 62 Montpelier Road Ltd

Officer: Emily Stanbridge 292359

Approved on 22/01/14 DELEGATED

1) UNI

The works shall be completed in accordance with the approved details within 6 months of the decision date.

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 existing tiles shall carefully be removed manually so to avoid unnecessary damage of the stone slab.

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

BH2013/03731

21 Bedford Square Brighton

Internal alterations to layout to convert existing ground and lower ground floor office (B1) to 2no one bedroom flats (C3). External alterations to front including new bay windows, lower ground floor entrance, railings and wall.

Applicant: Robbie Anderson

Officer: Jason Hawkes 292153

Refused on 23/01/14 DELEGATED

1) UNI

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 is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/03752

Top Floor Flat 11 Powis Road Brighton

Report from 09/01/14 to 29/01/14

Application for approval of details reserved by condition 4 of application BH2013/02780.

Applicant: S Sackarnd
Officer: Helen Hobbs 293335
Refused on 16/01/14 DELEGATED

1) UNI

Insufficient information has been submitted to ensure the satisfactory appearance of the development, contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2013/03761

53-54 North Street Brighton

Display of internally illuminated fascia sign and projecting sign and non illuminated fascia sign. (Retrospective).

Applicant: Freshmex (UK) Ltd
Officer: Emily Stanbridge 292359

Refused on 29/01/14 DELEGATED

1) UNI

The application submitted contains inaccurate information to fully assess the impacts of the scheme. Notwithstanding the lack of detail, there is sufficient information to determine the application. The proposed projecting sign by virtue of its size is considered to form an inappropriate addition to the property which causes unacceptable harm to the character of the street scene and surrounding Old Town conservation area. The proposed scheme is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements.

BH2013/03850

23A Preston Street Brighton

Construction of mansard roof incorporating front & rear dormers, erection of second floor rear extension and associated alterations.

Applicant: Mr Rupert Maitland
Officer: Jason Hawkes 292153

Refused on 09/01/14 DELEGATED

1) UNI

The proposed mansard roof extension would form a visually prominent and inappropriate addition which would detract from the appearance of the building and upset the unity and coherence of the immediate group of buildings. The proposal is therefore deemed to detract from the character and appearance of the street scene and regency square Conservation Area and is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan. The scheme is also contrary to the guidance set out in Supplementary Planning Document 12: Design guide for Extensions and Alterations.

BH2013/03851

Old Ship Hotel 31-38 Kings Road Brighton

Display of internally illuminated fascia and projecting sign.

Applicant: Old Ship Hotel
Officer: Sonia Gillam 292265

Refused on 22/01/14 DELEGATED

1) UNI

The number and size of the signs combined with the method of illumination and close proximity to one another, along with existing car park signage, result in an overly prominent and cluttered appearance to the building detracting from the character of the Old Town Conservation Area contrary to policies QD12 and HE9

of the Brighton & Hove Local Plan.

BH2013/03884

106-121 Kings Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2011/03948.

Applicant: Hilton Hotels

Officer: Adrian Smith 290478

Approved on 13/01/14 DELEGATED

BH2013/03944

Rooftop Telecommunication Mast The Old Ship Hotel 31-38 Kings Road Brighton

Replacement of the existing 6no antennas with 3no new antennas plus ancillary works.

Applicant: Telefónica UK Ltd

Officer: Jason Hawkes 292153

Approved on 23/01/14 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 telecommunications equipment hereby approved shall be removed if at any time in the future the equipment becomes obsolete or is no longer required for the purpose for which it was erected.

Reason: To safeguard the appearance of the building and visual amenities of the surrounding area and Conservation Area and in accordance with policies QD23, QD24 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Maps	100		19th November 2013
Existing Site Plan	200		19th November 2013
Proposed Site Plan	201		19th November 2013
Existing Site Elevation A	300		19th November 2013
Proposed Site Elevation B	301		19th November 2013
Details of Existing Triple-band Panel			19th November 2013
Details of Proposed Triple-band Panel			19th November 2013

BH2013/03976

13 Queensbury Mews Brighton

Report from 09/01/14 to 29/01/14

External alterations to rear elevation including rendering of wall to replace existing wall hung tiles and replacement of crittall window with UPVC window.

Applicant: Queensbury Arms Crab & Cask Ltd

Officer: Jason Hawkes 292153

Approved on 15/01/14 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 a sample of the replacement slate tile to be used has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

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			20th November 2013
Rear Elevation Refurb	QA524		20th November 2013

BH2013/03985

41 Regency Square Brighton

Internal alterations to facilitate relocation of 2nd floor bathroom and insertion of cast iron air brick to rear elevation.

Applicant: Ms Julie White

Officer: Steven Lewis 290480

Approved on 16/01/14 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

In accordance with the email correspondence received on 10th January 2014, the walls shall be made good using lime plaster and any overboarding, dry lining shall be removed.

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

3) UNI

All new and 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.

BH2013/04003**15B Imperial Arcade Brighton**

Reinstatement of rear entrance to cafe.

Applicant: Mr Cemal Ozkahrahan**Officer:** Emily Stanbridge 292359**Approved on 17/01/14 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 Map			22.11.2013
Existing ground floor layout	1229 01		22.11.2013
Proposed ground floor layout	1229 02		22.11.2013
North elevation as existing	1229 03		22.11.2013
North elevation as proposed	1229 04		22.11.2013

BH2013/04013**12 Victoria Road Brighton**

Erection of single storey rear conservatory.

Applicant: M Wiseman**Officer:** Robert McNicol 292198**Approved on 21/01/14 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			26 November 2013
Site location plan			26 November 2013
Existing plan and elevation	8578 EXISTING		14 January 2014
Proposed plan and elevation	8578 PROPOSED		26 November 2013

BH2013/04017**20 Marlborough Street Brighton**

Erection of single storey extension to ground floor level and extension to first floor level to the rear.

Report from 09/01/14 to 29/01/14

Applicant: P Bowler
Officer: Sonia Gillam 292265
Refused on 21/01/14 DELEGATED

1) UNI

The proposed first floor extension, by virtue of its design, form and siting would appear overbearing and unneighbourly when viewed from neighbouring properties, particularly from the rear of the adjacent property, No. 40 Upper North Street. It would result in loss of outlook and a heightened sense of enclosure, and, in the absence of evidence to the contrary, loss of light to this property. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed first floor extension, by virtue of its design, form and siting, would form an unsympathetic feature which would fail to demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. As such the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/04063

145-148 Western Road Brighton

Display of 2no internally illuminated fascia signs, 1no internally illuminated hanging sign and 1no ATM vinyl sign.

Applicant: Sainsburys Supermarkets Ltd
Officer: Andrew Huntley 292321

Approved on 27/01/14 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

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

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

4) UNI

The illumination of the advertisement shall be non-intermittent.

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

5) UNI

No advertisement is to be displayed without the permission of the owner of the

site or any other person with an interest in the site entitled to grant permission.

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

6) UNI

No advertisement shall be sited or displayed so as to -

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

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

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

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

7) UNI

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

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

BH2013/04149

15 Middle Street Brighton

Application for approval of details reserved by condition 3 of application BH2013/03279.

Applicant: Sushi Mania

Officer: Robin Hodgetts 292366

Approved on 23/01/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/02756

Ground Floor Flat 42 Buckingham Place Brighton

Erection of single storey rear extension.

Applicant: Mrs C Biedermann

Officer: Andrew Huntley 292321

Approved on 24/01/14 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
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Existing Ground Floor and Roof Plans. Location and Block Plans	181BP42/01		12.08.2013
Existing Rear and Side Elevation (E)	181BP42/02		12.08.2013
Existing Side Elevation (W) and Section AA	181BP42/03		12.08.2013
Proposed Ground Floor and Roof Plans. Location and Block Plans.	181BP42/04		12.08.2013
Proposed Rear and Side Elevation (E)	181BP42/05		12.08.2013
Proposed Side Elevation (W) and Section AA	181BP42/06		12.08.2013

BH2013/03099

35 Providence Place Brighton

Extension to rear elevation flat roof to accommodate new first floor (Retrospective).

Applicant: Atlas Property (Europe) Ltd

Officer: Anthony Foster 294495

Refused on 13/01/14 DELEGATED

1) UNI

The roof extension by virtue of its height, choice of material and awkward relationship with the existing eaves level of the rear roof slope would appear as a discordant feature not in keeping with the character of the existing property contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design guide for extensions and alterations.

BH2013/03327

19 Regent Street & Parking Spaces rear of 38 Gardner Street on Regent Street Brighton

Erection of 2no three storey buildings each containing 2no two bedroom maisonettes, one incorporating a garage and 1no commercial unit (A1 or A2 or B1) at ground floor level.

Applicant: Venosc Ltd

Officer: Sue Dubberley 293817

Approved on 10/01/14 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 vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles, motorcycles and bicycles 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.

3) UNI

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

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

4) UNI

Access to the flat roof of the buildings 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.

5) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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.

6) UNI

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

7) UNI

Prior to commencement of development large scale details of the elevations and its elements including of balustrading, windows, doors, copings and parapets (1:20 elevations and 1:1 scale frame sections) and. and samples of all materials and colours shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

8) 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.

9) UNI

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority details of the doors and gates (none, including garage doors should open out across the public highway).

Reason: In the interest of highway safety and to enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies TR7, QD2 and QD15 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential

development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

11) UNI

No non-residential development shall commence until details are submitted to and approved in writing by the Local Planning Authority demonstrating low water use and efficient water fittings.

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

12) UNI

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

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

13) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossovers in Regent Street shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority. Reason: In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

14) UNI

The new/extended 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.

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 each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

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
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			Received
Block and location plan	1		27/09/2013
Existing site plan	2		27/09/2013
Existing section through 40 gardner street	4		27/09/2013
Existing section through 38 gardner street	5		27/09/2013
Proposed ground and first floor	7		21/11/2013
Proposed second floor and roof plans	8		21/11/2013
Proposed section through no.19	9		27/09/2013
Proposed section through no.21	10		27/09/2013
Proposed elevations east and west	11		21/11/2013
Proposed south elevation	12		21/11/2013
Proposed north elevation	13		21/11/2013
Section through 41 Gardener street	16		11/12/2013
Section through 36 Gardner street	17		13/12/2013

BH2013/03548

27 Kensington Gardens Brighton

Alterations to shopfront including installation of 2no entrance doors and 2no sets of bi-folding doors (Retrospective).

Applicant: Eli & Joyce Limited

Officer: Emily Stanbridge 292359

Refused on 23/01/14 DELEGATED

1) UNI

The proposed shopfront represents an inappropriate design by reason of the incorporation of full length bi-folding doors which results in the loss of the stall riser, an important feature of historic shop fronts which is characteristic along Kensington Gardens and the North Laine Conservation Area. In addition, the use of UPVC in inappropriate and results in the door frames having an overly thick appearance. The development therefore causes harm to the appearance of the property, wider street and the character and appearance of this part of the North Laine Conservation Area. The development is therefore contrary to policies QD1, QD2, QD5, QD10 and HE6 of the Brighton & Hove Local Plan and SPD02: Shop front design.

BH2013/03602

Royal Pavillion Shop 4-5 Pavilion Buildings Brighton

Display of non-illuminated fascia sign, non-illuminated hanging sign and 3no window vinyls (retrospective).

Applicant: Brighton & Hove City Council

Officer: Sonia Gillam 292265

Approved on 28/01/14 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.

BH2013/03769

31-33 Bath Street Brighton

Application for approval of details reserved by condition 18 of application BH2012/02147.

Applicant: Natterjack Construction

Officer: Wayne Nee 292132

Approved on 29/01/14 DELEGATED

BH2013/03804

53 Surrey Street Brighton

Report from 09/01/14 to 29/01/14

Replacement of front bay windows with timber double hung sashes.

Applicant: Miss Philippa McEvoy

Officer: Emily Stanbridge 292359

Approved on 29/01/14 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

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 development hereby permitted shall be carried out in accordance with 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			07.11.2013
Replacement bay sash windows	1749/01		07.11.2013
Window Section			07.11.2013

BH2013/03829

Buckingham Lodge Buckingham Place Brighton

Rendering of existing brickwork panels on rear elevation.

Applicant: Natterjack Construction Co Ltd

Officer: Chris Swain 292178

Approved on 22/01/14 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 finished in a smooth white render (Product: webersil P, Colour: Winter White) received 21 November 2013 and shall be retained as such there after.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing elevations	D.01		11 November 2013
Proposed elevations	0958-PA-013		11 November 2013

BH2013/03971

Report from 09/01/14 to 29/01/14

9 Foundry Street Brighton

Prior approval for change of use from offices (B1) to residential (C3).

Applicant: Osterbery & Lale Ltd

Officer: Adrian Smith 290478

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

1) UNI

1. The site is suspected of being potentially contaminated given its previous known uses. 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 as it has not been demonstrated that the site is either not contaminated or is safe for its intended residential use. 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
Site plan and existing floor plans	1013/1		20/11/2013
Proposed floor plans	1013/2		20/11/2013

BH2013/04004

100 - 101 Queens Road Brighton

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

Applicant: The Royal British legion

Officer: Chris Swain 292178

Refused on 27/01/14 DELEGATED

1) UNI

The proposed logo signage by reason of its height, scale and bulk would appear as an overly dominant element that relates poorly to the slim form of the protruding canopy, detracting from the appearance and character of the building, the street scene and the wider conservation area. As such, the proposed advertisement is harmful to amenity and contrary to policy QD12 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Document 'Advertisements' (SPD07).

BH2013/04048

1-2 Queen Square and 4-8 Dyke Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) for form 4no residential units and cycle parking facilities at basement level.

Applicant: Baron Homes Corporation

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 22/01/14 DELEGATED

BH2013/04238

Brighton Railway Station Queens Road Brighton

Application for approval of details reserved by condition 2 of application BH2013/01065.

Applicant: Southern Rail

Officer: Paul Vidler 292192

Approved on 09/01/14 DELEGATED

BH2013/04280**31 Stanley 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 4.5m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.2m.

Applicant: Mr & Mrs Chandler

Officer: Wayne Nee 292132

Prior approval not required on 21/01/14 DELEGATED

WITHDEAN**BH2013/03368****188 Surrenden Road Brighton**

Erection of new first floor to replace existing roof, incorporating associated alterations and rooflights to side elevations.

Applicant: Mr & Mrs Simon and Jelena Rogers

Officer: Helen Hobbs 293335

Approved on 24/01/14 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
Existing ground floor plan	0001		2nd October 2013
Proposed ground floor plan	0001		29th November 2013
Existing first floor plan	0002		2nd October 2013
Proposed first floor plan	0002		29th November 2013
Proposed roof plan	0003		29th November 2013
Existing roof plan	0003		2nd October 2013
Existing elevations	0004a - d		2nd October 2013
Proposed elevations	0004a - b		29th November 2013
Proposed elevations	0004c - d		29th November 2013

Existing context elevation	0005		2nd October 2013
Proposed context elevation	0006		29th November 2013
Block plan	0006		2nd October 2013
Proposed south context elevation	0007		29th November 2013
Window context	0007		29th November 2013

BH2013/03975

55 Surrenden Crescent Brighton

Application for variation of condition 2 of application BH2011/02948 (Erection of two storey rear and single storey side extensions) to allow for a minor material amendment to single storey side extension.

Applicant: Madeleine Babicki

Officer: Sonia Gillam 292265

Approved on 22/01/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 29 November 2014. Reason: To accord with the original permission and to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The proposed first floor window in the north 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.

3) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building. Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Section	01		21/11/2013
Existing GF plan	01		21/11/2013
Proposed GF plan	02		21/11/2013
Existing FF plan	03		21/11/2013
Proposed FF plan	04		21/11/2013
Existing roof plan	05		21/11/2013
Proposed roof plan	06		21/11/2013
Existing elevations	07		21/11/2013
Existing elevations 2	08		21/11/2013
Proposed elevations	09		21/11/2013

Proposed elevations 2	10		21/11/2013
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BH2013/03981

238 & 240 London Road Brighton

Erection of two storey side extension, erection of conservatory to rear and alterations to fenestration to 240 London Road. Insertion of rooflight to north elevation and infill of opening to east elevation to 238 London Road.

Applicant: Stephen Carrington

Officer: Christopher Wright 292097

Approved on 24/01/14 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

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 on the north facing side elevations of the extension 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 first floor level window on the north facing flank elevation of the two storey side extension hereby permitted shall be obscure glazed and, 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, non-opening. The window shall thereafter be permanently retained as such.

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

5) UNI

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
Ground Floor Plan As Existing	03		21 Nov 2013
First Floor Plan As Existing	04		21 Nov 2013
Ground Floor Plan As Proposed	05		21 Nov 2013
First Floor Plan As Proposed	06		21 Nov 2013
Roof Plan As Proposed	07		21 Nov 2013
East & West Elevations As	08		21 Nov 2013

Existing			
North & South Elevations As Existing	09		21 Nov 2013
Annexe Elevations As Existing	10		21 Nov 2013
Annexe Elevations As Existing	11		21 Nov 2013
East & West Elevations As Proposed	12		21 Nov 2013
North & South Elevations As Proposed	13		21 Nov 2013
Site Location Plan and Block Plan	14		21 Nov 2013

BH2013/04011

53 Dene Vale Brighton

Erection of side extension at first floor level above existing side extension.

Applicant: Peter Bjerre Nielsen

Officer: Clare Simpson 292454

Approved on 21/01/14 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 first floor window in the rear (southern) elevation of the extension hereby permitted 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.

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	CH579/001		25th November 2013
Existing Plans	CH579/002		25th November 2013
Existing Elevations	CH579/003		25th November 2013
Existing Sections	CH579/004		25th November 2013
Proposed plans	CH579/006		25th November

			2013
Proposed elevations	CH579/007		25th November 2013

BH2013/04012

53 Dene Vale Brighton

Creation of driveway with associated excavation and retaining wall with railings.

Applicant: Peter Bjerre Nielsen

Officer: Clare Simpson 292454

Refused on 21/01/14 DELEGATED

1) UNI

The development, by reason of its scale and design and resulting loss of front garden, would appear an unduly prominent addition which would detract from the character and appearance of the property and wider surrounding area. The proposal is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/04079

49 Compton Road Brighton

Erection of a part one part two storey rear extension.

Applicant: Adrian Greening

Officer: Andrew Huntley 292321

Refused on 27/01/14 DELEGATED

1) UNI

The proposed rear extension is of a poor design, is poorly related to the host dwelling and would erode the original plan form, uniformity of the roofs and first floor elements of the outriggers. The proposal would therefore be detrimental to the character and appearance of the existing dwelling and the wider area and is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The proposed extension, by reason of its height, depth and proximity to the boundary, would have a detrimental impact on the residential amenity of number 47 Compton Road by appearing visually overbearing and resulting in a loss of outlook. The proposal is therefore contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2013/04099

Land South of Block E Kingsmere London Road Brighton

Creation of 7no car parking spaces to the south and 1no car parking space to the east of land at Block E, Kingsmere.

Applicant: Anstone Properties Ltd

Officer: Sonia Gillam 292265

Refused on 28/01/14 DELEGATED

1) UNI

The proposed development would be in close proximity to a tree protected by Tree Preservation Order 1972/5a. In the absence of evidence to the contrary, the development would result in significant damage to the health and vitality of a protected Cooper Beech tree, by virtue of structural instability resulting from the lowering of the ground level to accommodate the proposed spaces. The development would therefore fail to make a positive contribution to the visual quality of the environment or retain existing open space, trees and grassed areas in an effective way, contrary to policies QD1, QD2, QD3 and QD16 of the

Brighton & Hove Local Plan and Supplementary Planning Document 06: Trees and Development Sites.

2) UNI2

The proposed car parking space to the rear of Block E, by virtue of its siting in close proximity to the rear windows of the ground floor flat, would result in an unneighbourly form of development which would significantly impact on the living conditions of the occupants by way of loss of outlook 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 this property and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/04148

Ash House 26 Tongdean Lane Brighton

Prior approval for change of use of 3no offices (B1) on ground and first floors to 1no residential dwelling (C3).

Applicant: Mr Barry Hills

Officer: Christopher Wright 292097

Prior approval not required on 27/01/14 DELEGATED

BH2013/04384

34 Herbert 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 3.8m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Nigel Buchanan

Officer: Helen Hobbs 293335

Prior approval not required on 27/01/14 DELEGATED

EAST BRIGHTON

BH2013/02834

32 Chesham Road Brighton

Alterations to roof including 2no rooflights to the front and 2no dormers to the rear.

Applicant: I Dunkerton

Officer: Sue Dubberley 293817

Refused on 23/01/14 DELEGATED

1) UNI

The height, design and bulk of the proposed rear roof extension and dormers roof would result in it appearing as an unsympathetic and incongruous addition when viewed from the rear at Kemp Town Place. As such the proposal would be of detriment to the character and appearance of the existing building and East Cliff Conservation Area, and would be harmful to the setting of the Grade II listed properties of Kemp Town Place, contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan and the guidance set out in SPD12 'Design guide for extensions'.

2) UNI2

The proposed rooflights by virtue of their size and appearance would be unsympathetic additions to the roof and would harm the appearance of the building and the East Cliff Conservation Area. The development is therefore contrary to policies HE6, QD1, QD2 and QD14 of the Brighton & Hove Local plan and the guidance set out in SPD12 'Design guide for extensions' .

BH2013/02878

Car Park to Rear of Sussex Row Bristol Gardens Brighton

Erection of 7no garages in car park.

Applicant: Sparks & Dowsing

Officer: Sonia Gillam 292265

Refused on 22/01/14 DELEGATED

1) UNI

1. The development, by virtue of its siting and resulting reduction in rear amenity space, would result in an unneighbourly form of development which would have an overbearing and unduly dominant impact upon the adjacent properties and associated gardens at nos. 2 and 3 Sussex Row. The development would lead to a loss of outlook and, in the absence of any evidence to the contrary, loss of light to these properties. As such the proposal would adversely impact on residential amenity and is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03674

192 Donald Hall Road Brighton

Replacement of existing UPVC window and door with UPVC patio doors.

Applicant: Ms Laura Timperley

Officer: Andrew Huntley 292321

Refused on 16/01/14 DELEGATED

1) UNI

The proposed French doors would not retain or reinforce the uniformity of the façade as a whole but would erode the uniformity of the building to the detriment of the character and appearance of the area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2013/03836

2 Chesham Street Brighton

Erection of single storey rear extension.

Applicant: Mr Richard Rutter

Officer: Chris Swain 292178

Refused on 24/01/14 DELEGATED

1) UNI

The proposed rear addition, by reason of design, siting, depth and scale would result in an inappropriate and visually harmful addition that disrupts the original plan form of the building and detracts from the appearance and character of the building, the wider terrace and the East Cliff Conservation Area. 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).

2) UNI2

The proposal, by reason of its height, scale, design and close proximity to the shared boundary would result in a detrimental overbearing impact and an unacceptable sense of enclosure to the adjoining property, No. 4 Chesham Street, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/03979

Flat 5 Collingwood House 127 Marine Parade Brighton

Report from 09/01/14 to 29/01/14

Internal alterations to layout of flat.

Applicant: Mr Geoffrey Keattch
Officer: Emily Stanbridge 292359
Approved on 16/01/14 DELEGATED

BH2013/04114

45 Rugby Place Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormer to rear with Juliette balcony and 2no rooflights to front.

Applicant: Mr John Tzilalis-Walker
Officer: Emily Stanbridge 292359
Approved on 23/01/14 DELEGATED

HANOVER & ELM GROVE

BH2013/03559

14 Agnes Street Brighton

Insertion of new window and soil pipe to front elevation.

Applicant: Chris Adams
Officer: Emily Stanbridge 292359
Refused on 16/01/14 DELEGATED

1) UNI

The proposed window by virtue of its design is considered to form an unacceptable addition to the property. The proposed window does not match in style to the existing timber sliding sash windows and therefore does not retain the uniformity of the property. The proposals are therefore contrary to policy QD14 within the Brighton & Hove local plan.

BH2013/03712

148 Lewes Road Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 of application BH2012/03741.

Applicant: Shaws of Brighton
Officer: Anthony Foster 294495
Split Decision on 21/01/14 DELEGATED

1) UNI

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

1) UNI

The details pursuant to conditions 4 and 6 are NOT APPROVED

BH2013/03717

172 Lewes Road Brighton

Certificate of lawfulness for existing use of house as a small House in Multiple Occupation (C4).

Applicant: Mr Scott Morgan
Officer: Adrian Smith 290478
Approved on 09/01/14 DELEGATED

BH2013/03766

77 Carlyle Street Brighton

Installation of 2no dormers to rear elevation.

Applicant: Mr Ian Bingham
Officer: Emily Stanbridge 292359

Approved on 13/01/14 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
Location plan	1.B.21 3 of 4		05.11.2013
Block Plan	1.B.21 4 of 4		05.11.2013
Existing elevation	1.B.21 1 of 4		05.11.2013
Proposed elevations	1.B.21 2 of 4		05.11.2013

BH2013/03770

29 Clayton Road Brighton

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

Applicant: Mr Miguel Puerta

Officer: Sue Dubberley 293817

Approved on 15/01/14 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 not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			20/11/2013
Site plan	A2/41022		20/11/2013
Existing plan			20/11/2013
Proposed plan			20/11/2013

BH2013/03790

5 Ryde Road Brighton

Installation of rooflights to front and rear elevations, replacement of existing windows and back door with UPVC windows and door and alterations to existing rear lobby.

Applicant: Ms Claire Gandy

Officer: Emily Stanbridge 292359

Approved on 10/01/14 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 rear lobby hereby permitted shall match in material, colour, style, bonding and texture to 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			06.11.2013
Existing plans and elevations	001	A	03.12.2013
Proposed plans and elevations	101	C	03.12.2013
Existing section A-A and side elevation		A	15.11.2013
Proposed section A-A and side elevation	102	B	15.11.2013

BH2013/04005

289 Freshfield Road Brighton

Creation of new crossover and hardstanding with alteration to front boundary fence.

Applicant: Mr Uddin

Officer: Emily Stanbridge 292359

Approved on 23/01/14 DELEGATED

1) BH01.01

Report from 09/01/14 to 29/01/14

The development hereby permitted shall be commenced before the expiration of 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
Street and block plan	003		25.11.2013
Proposed road crossing and hard standing (existing)	001		25.11.2013
Proposed road crossing and hard standing (proposed)	002		25.11.2013

BH2013/04033

167 Elm Grove Brighton

Change of Use of from retail (A1) to House in Multiple Occupation (Sui generis) including replacement of shop front with sash window, additional lower ground floor windows and associated alterations.

Applicant: Michael Davies

Officer: Adrian Smith 290478

Refused on 20/01/14 DELEGATED

1) UNI

The proposed change of use to a House in Multiple Occupation (sui generis) would fail to support a mixed and balanced community and would 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 policy QD27 of the Brighton & Hove Local Plan.

BH2013/04077

164-166 Elm Grove Brighton

Application for approval of details reserved by condition 5 of application BH2013/01561.

Applicant: Simmons & Smith Ltd

Officer: Liz Arnold 291709

Approved on 22/01/14 DELEGATED

HOLLINGDEAN & STANMER

BH2013/03754

Cockcroft Building University of Brighton Lewes Road Brighton

Application for approval of details reserved by condition 3 of application BH2013/00008.

Applicant: University Of Brighton

Officer: Wayne Nee 292132

Approved on 24/01/14 DELEGATED

BH2013/03866

81 Dudley Road Brighton

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

Report from 09/01/14 to 29/01/14

side extension with raised rear decking with steps to garden.

Applicant: Ms Anne-Marie Williams

Officer: Emily Stanbridge 292359

Refused on 27/01/14 DELEGATED

1) UNI

The proposed extension by virtue of its design, scale, height and form represents an inappropriate addition to this property. The proposed design of this wrap around extension disrupts the original readable form of the existing building, altering its character and appearance resulting in an overly dominant addition. The proposed roof form and alterations are considered to relate poorly to the existing property, resulting in an unsympathetic addition. The proposals are therefore contrary to QD14 within the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

2) UNI2

The raised decking to the rear of the property forms an inappropriate addition to the main dwelling enabling unrestricted views into the rear gardens of No's 18 and 20 Hollingbury Place and to 79 Dudley Road. This would result in increased harmful levels of over looking and loss of privacy to these neighbouring properties, contrary to policy QD27 within the Brighton & Hove Local Plan.

BH2013/03877

64 Stephens Road Brighton

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

Applicant: Iain Boyle

Officer: Adrian Smith 290478

Approved on 10/01/14 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			21/11/2013
Pre-existing and existing ground floor plan	DFS/09.118/01		22/11/2013
Pre-existing first floor plan	DFS/09.118/02		22/11/2013
Existing first floor plan	DFS/09.118/02 a		22/11/2013

2) UNI

Within three months of the date of permission, full details of a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved within three months of the date of formal approval of the details and 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

Within three months of the date of permission, full details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within three

months of the date of formal approval of the details and shall thereafter be retained for use at all times.

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

4) 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.

MOULSECOOMB & BEVENDEAN

BH2013/03325

49 Auckland Drive Brighton

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

Applicant: Ms Christine Hammond

Officer: Anthony Foster 294495

Approved on 16/01/14 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 not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Floor Plan			30/10/2013
Proposed Floor Plan			06/01/2014
Site Plan			02/10/2013

BH2013/03482

48 Barcombe Road Brighton

Erection of wooden lean-to, timber framed building and garage with creation of raised decking to the rear (part retrospective).

Applicant: Monroe's Hair & Beauty Salon

Officer: Chris Swain 292178

Refused on 27/01/14 DELEGATED

1) UNI

The detail and accuracy of the submitted drawings are considered inadequate to enable a comprehensive assessment of the application and the resultant visual impact upon the existing building and the wider surrounding area or the full impacts on neighbouring amenity. The application consequently cannot be fully assessed against policies QD14 and QD27 of the Brighton & Hove Local Plan, or the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/03876

1 Dartmouth Crescent Brighton

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

Applicant: John Stevens

Officer: Anthony Foster 294495

Approved on 24/01/14 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 not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			29/11/2013
Existing and proposed floor plans			29/11/2013

BH2013/04177

28 Ashurst Road Brighton

Certificate of lawfulness for proposed erection of side extension to first floor and roof.

Applicant: Mr Barry Richardson

Officer: Adrian Smith 290478

Approved on 10/01/14 DELEGATED

QUEEN'S PARK

BH2013/03481

43 Freshfield Road Brighton

Change of use from basement store (B8) to lower ground floor studio flat (C3). (Retrospective)

Applicant: Dr M Cole

Officer: Adrian Smith 290478

Refused on 23/01/14 DELEGATED

1) UNI

The basement studio flat, by virtue of its small internal floor area, limited outlook, natural light and ventilation, represents a cramped, enclosed, gloomy and oppressive living environment creating a poor standard of accommodation. The proposal is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03499

14 The Albemarle Marine Parade Brighton

Replacement UPVC double glazed windows to front and side.

Applicant: Mr Craig Thatcher

Officer: Chris Swain 292178

Approved on 17/01/14 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			25 November 2013
Window details			25 November 2013
Technical specification			25 November 2013

BH2013/03505**Flat 3 58 Marine Parade Brighton**

Replacement of 4no roof lanterns.

Applicant: Georgian House Freehold Ltd**Officer:** Wayne Nee 292132**Approved on 22/01/14 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 commence until 1:1 details of the proposed glazing bars and details of the proposed finish colour have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing roof plan	0147/100	A	15 November 2013
Proposed roof plan	0147/101	A	15 November 2013
Section	VRL-PYC-S-D G-001		15 November 2013
Section	VRL-PYC-S-D G-002		15 November 2013
Section	VRL-PYC-S-D G-003		15 November 2013
Section	VRL-PYC-S-D G-004		15 November 2013
Supplier details			15 November 2013
Site plan	0147/102		14 October 2013

BH2013/03506**Flat 3 58 Marine Parade Brighton**

Replacement of 4no roof lanterns.

Applicant: Georgian House Freehold Ltd**Officer:** Wayne Nee 292132**Approved on 22/01/14 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 development shall commence until 1:1 details of the proposed glazing bars and details of the proposed finish colour have been submitted to and approved in Report from 09/01/14 to 29/01/14

writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2013/03576

Brighton Pier Madeira Drive Brighton

Permanent retention of dome shaped structure.

Applicant: The Noble Organisation

Officer: Anthony Foster 294495

Approved on 28/01/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			18/10/2013
Layout			23/10/2013

BH2013/03577

Brighton Pier Madeira Drive Brighton

Permanent retention of dome shaped structure.

Applicant: The Noble Organisation

Officer: Anthony Foster 294495

Approved on 28/01/14 DELEGATED

BH2013/03680

19 Queens Park Terrace Brighton

Formation of rear dormer.

Applicant: Fraser Trewick

Officer: Robin Hodgetts 292366

Approved on 14/01/14 COMMITTEE

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location plan	E01		29/10/13
Existing plan	E02		29/10/13
Existing section	E03		29/10/13
Existing elevation	E04		29/10/13

Block plan	P01		29/10/13
Proposed plan	P02		29/10/13
Proposed section	P03		29/10/13
Proposed elevation	P04		29/10/13

BH2013/03706

Sea Life Centre Madeira Drive Brighton

Internal alterations to layout including new tanks and displays and repair and remedial works.

Applicant: Sea Life Centre Brighton

Officer: Sue Dubberley 293817

Approved on 09/01/14 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 development shall commence until full details of the method of fixing of the studwork (new partitioning and display surfaces against the south perimeter wall) has been submitted to and approved in writing by the Local Planning Authority. The studwork shall be installed in strict accordance with the approved details and shall thereafter be retained as such.

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

3) UNI

No development shall commence until full details of the fixing method for the proposed ceiling netting has been submitted to and approved in writing by the Local Planning Authority. The netting shall be installed in strict accordance with the approved details and shall thereafter be retained as such. Reason: To ensure a satisfactory impact upon the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2013/03873

10 Freshfield Place Brighton

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

Applicant: Mrs Emma Curtayne

Officer: Adrian Smith 290478

Refused on 10/01/14 DELEGATED

1) UNI

1. 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 volume of the roof additions exceeds 40 cubic metres and the proposed roof extension would not retain a 20cm separation from the eaves where practicable.

2. The development is not permitted under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the proposed extension in its entirety does not fall within the red line of the site.

Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date
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Report from 09/01/14 to 29/01/14

			Received
Site plan			16/12/2013
Existing plans and elevations and proposed floor plans			16/12/2013
Proposed elevations and section			16/12/2013

BH2013/04089

22 Tower Road Brighton

Creation of balcony with glass balustrade to front elevation.

Applicant: Mrs Gail Hopkins

Officer: Emily Stanbridge 292359

Approved on 28/01/14 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	131103-S0		03.12.2013
Block Plan	131103-P0		03.12.2013
Roof plan and block plan as existing	S1		03.12.2013
Section and south elevation as existing	S4		03.12.2013
Ground and first floor plan as existing	S3		03.12.2013
Ground and first floor plan as existing	S2		03.12.2013
Roof plan and block plan as proposed	P1		03.12.2013
Section and south elevation as proposed	P4		03.12.2013
Ground and first floor plan as proposed	P2		03.12.2013
Ground and first floor plan as proposed	P3		03.12.2013

BH2013/04143

175 Freshfield Road Brighton

Certificate of lawfulness for proposed single storey rear extension, single storey side extension, loft conversion with creation of dormer to rear and installation of 3no rooflights to front.

Applicant: Mrs M Brierley

Officer: Sonia Gillam 292265

Approved on 29/01/14 DELEGATED

BH2013/04179

27 Richmond Place Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2013/01304.

Applicant: Stephen Logue

Officer: Anthony Foster 294495

Approved on 21/01/14 DELEGATED

ROTTINGDEAN COASTAL

BH2013/03568

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land Brighton Marina Brighton

Application for approval of details reserved by condition 58 of application BH2012/04048.

Applicant: Brunswick Developments Group Plc

Officer: Paul Vidler 292192

Approved on 22/01/14 DELEGATED

BH2013/03569

11 Welesmere Road Rottingdean Brighton

Demolition of existing conservatory and erection of two storey rear extension incorporating roof extensions and installation of rooflights to front elevation.

Applicant: Mr & Mrs Hyde

Officer: Emily Stanbridge 292359

Approved on 14/01/14 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

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			05.12.2013
Existing floor plans and elevations	01	A	23.10.2013
Proposed floor plans and elevations	02	A	05.12.2013

BH2013/03721

16 Glynde Avenue Saltdean Brighton

Demolition of existing garage to facilitate erection of a side extension with

Report from 09/01/14 to 29/01/14

associated hip to barn end roof extension, side dormer and rooflights to front and rear roof slopes.

Applicant: Martin Leppard
Officer: Sue Dubberley 293817
Refused on 13/01/14 DELEGATED

1) UNI

1. It is considered that the roof extension and dormer would appear as an incongruous and unsympathetic alteration, due to the additional bulk, mass and form resulting in an overly dominant roof form to the property which would be out of character and obtrusive within the street scene. The proposal would therefore be detrimental to the character and appearance of the existing building and the visual amenities of the surrounding area, contrary to policies QD14 of the Brighton & Hove Local Plan and SPD12, Design Guide for Extensions and Alterations.

BH2013/03860

44 Grand Crescent Rottingdean Brighton

Conversion of single dwelling into 3no two bedroom self-contained flats (C3) with associated alterations, parking, refuse and recycling areas (retrospective).

Applicant: Mr Trevor Stewart
Officer: Adrian Smith 290478
Approved on 23/01/14 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	BC01		29/11/2013
Block plan	BC01		11/11/2013
Pre-existing floor plans	BC-03		29/11/2013
Pre-existing elevations	BC07 BC09 BC11 BC13		11/11/2013
Existing block plan	BC02		11/11/2013
Existing floor plans	BC04 BC05 BC06		11/11/2013
Existing elevations	BC08 BC10 BC12 BC14		11/11/2013

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of permission, a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum shall be 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 Report from 09/01/14 to 29/01/14

Building Design.

3) UNI

Within three months of the date of permission, full details of a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved within three months of the date of formal approval of the details and 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

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

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

BH2013/03892

Maddalena Bazehill Road Rottingdean Brighton

Certificate of lawfulness for proposed erection of garage extension to side incorporating alteration to ground levels and 2no single storey outbuildings in rear garden.

Applicant: Mr Jobie Edwards

Officer: Wayne Nee 292132

Refused on 13/01/14 DELEGATED

1) UNI

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

2) UNI2

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

BH2013/03920

26 Saltdean Drive Saltdean Brighton

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

Applicant: Barry Mather

Officer: Wayne Nee 292132

Refused on 13/01/14 DELEGATED

1) UNI

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

2) UNI2

The balcony, due to its elevated height and size, would represent an un-neighbourly and overbearing addition for nearby residents by reason of increased overlooking, loss of privacy, and the potential for noise and

disturbance. This would be to the detriment of residential amenity; therefore the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03994

8 Waterfront Brighton Marina Brighton

Change of use from retail (A1) to health, fitness and weight loss studio (D2) with associated alterations.

Applicant: Sásta Fitness

Officer: Adrian Smith 290478

Approved on 20/01/14 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			25/11/2013
Existing floor plan	001		25/11/2013
Proposed floor plan	002		25/11/2013
Existing and proposed elevations	003		25/11/2013

BH2013/04115

4 Tudor Close Dean Court Road Rottingdean

Application for approval of details reserved by condition 3 of application BH2012/02883.

Applicant: Mrs Denise Hopper

Officer: Adrian Smith 290478

Approved on 13/01/14 DELEGATED

WOODINGDEAN

BH2013/03616

Unit 2 & Unit 13 Woodingdean Business Park Sea View Way Brighton

Installation of wall mounted grilles, roof mounted ventilation cowls and sun pipes to Unit 13 and masts with cable connection to Unit 2.

Applicant: Reflex Nutrition Ltd

Officer: Andrew Huntley 292321

Approved on 24/01/14 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.

Report from 09/01/14 to 29/01/14

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

Plan Type	Reference	Version	Date Received
Existing Ground Floor Plan	12		23.10.2013
Existing Roof Plan	13		23.10.2013
Existing Section	14		23.10.2013
Existing Elevations	15		23.10.2013
Proposed Ground Floor Plan	16		23.10.2013
Proposed First Floor Plan	17	A	23.10.2013
Proposed Roof Plan	18	A	23.10.2013
Proposed Section	19	A	23.10.2013
Proposed Elevations	20	A	23.10.2013
Site Location and Block Plan	21		23.10.2013
Proposed Catenary Link	22		23.10.2013
Sound Pressure Level Information	DOC/23		23.10.2013

BH2013/03833

Ireland Lodge Lockwood Crescent Brighton

Installation of new timber fence to form an enclosed garden within the site and installation of concrete ramps.

Applicant: Brighton & Hove City Council Property & Design

Officer: Robin Hodgetts 292366

Approved on 15/01/14 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 commence until a fence for the protection of the tree located immediately to the south of the building adjacent to the proposed development has been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fence shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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		12/11/13
Existing block plan	002		20/11/13
Proposed block plan	003		20/11/13
Existing ground floor plan	300		20/11/13
Proposed ground floor plan	301		20/11/13

Existing and proposed east elevations	302		12/11/13
Existing and proposed south elevations	303		12/11/13
Existing and proposed ramp elevations	304		20/11/13
Proposed ramp section	305		20/11/13

BH2013/03910

52 Channel View Road Brighton

Erection of single storey rear extension incorporating raised terrace with steps and balustrading to rear garden.

Applicant: Daniel Fitzpatrick

Officer: Andrew Huntley 292321

Approved on 13/01/14 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

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 other than those expressly authorised by this permission shall be constructed in the western 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 plan	0102-05-13/01	A	18.11.2013
Existing site plan	0102-05-13/02	A	18.11.2013
Proposed site plan	0134-09-13/03	A	18.11.2013
Existing elevation drawing	0134-09-12/04	A	18.11.2013
Proposed elevation drawing	0134-09-13/05	B	18.11.2013
Proposed Section	0134-09-13/06	B	18.11.2013

BH2013/04278

27 Falmer Gardens Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.94m, for which the maximum height would be 3.9m, and for which the height of the eaves would be Report from 09/01/14 to 29/01/14

2.4m.

Applicant: Mr Lee Saxelby

Officer: Andrew Huntley 292321

Prior approval not required on 23/01/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/02371

54 Brunswick Square Hove

Damp repair works to lower ground floor flat and ground floor maisonette.

Applicant: Mr G Winters

Officer: Robert McNicol 292198

Approved on 27/01/14 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

The hereby approved replacement cornicing in the ground floor corridor shall be 'Small Georgian' as stated in an email dated 15th January 2014.

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

BH2013/02873

11A Brunswick Street West Hove

Excavation at basement level with associated relocation of entrance and removal of window to side elevation. Installation of French doors to rear elevation at basement level with associated repositioning of window. (Part Retrospective)

Applicant: Andrew Aldridge

Officer: Christopher Wright 292097

Approved on 22/01/14 DELEGATED

1) UNI

Within 3 months of the date of this decision 1:5 scale section drawings showing the reveal in which the French doors to the southern elevation of the premises have been installed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details within 3 calendar months of the date of the approval of the details.

Reason: To ensure the satisfactory preservation of this listed building 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
As Existing & As Proposed Floor Plans	DC/11A-BSW/01		4 Sep 2013

BH2013/02874

11A Brunswick Street West Hove

Excavation at basement level with associated relocation of entrance and removal of window to side elevation. Installation of French doors to rear elevation at basement level with associated repositioning of window. Internal alterations to layout of office. (Part Retrospective)

Applicant: Andrew Aldridge

Officer: Christopher Wright 292097

Approved on 22/01/14 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

Within 3 calendar months of the date of this decision 1:5 scale section drawings showing the reveal in which the French doors to the southern elevation of the premises have been installed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details within 3 calendar months of the date of the approval of the details. Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2013/03299

6 Palmeira Avenue Hove

Installation of handrail to front steps.

Applicant: Ms Patricia Thompson

Officer: Emily Stanbridge 292359

Refused on 10/01/14 DELEGATED

1) UNI

Insufficient information has been submitted to fully assess the impacts of the scheme. The drawing submitted does not show an accurate representation of the front entrance to the property and does not include sufficient detail to accurately scale the proposal. Sufficient information has however been provided to determine the application. The brackets proposed to the existing masonry will detract from the appearance of the entrance to the property. In addition, the metal work should be kept to a minimum and insufficient justification has therefore been provided for the immediate upright to the handrail which adds further clutter to the entrance. The proposal would cause harm to the character of the building and would fail to preserve or enhance the Brunswick Town Conservation Area contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/03306

8 Adelaide Crescent Hove

Internal alterations to house incorporating revised layout with a new staircase joining the ground floor and basement level.

Applicant: Mr Graham Nicholas

Officer: Steven Lewis 290480

Approved on 28/01/14 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

In accordance with the email correspondence received on 21st January 2014, the vent shall be clay or metal, fitted flush with the wall and painted the same colour as the wall.

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

BH2013/03747

18 Church Road Hove

Display of externally illuminated fascia signs.

Applicant: M & O Trading Ltd

Officer: Sonia Gillam 292265

Approved on 15/01/14 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.

BH2013/03845

2 Upper Market Street Hove

External alterations including alterations to fenestration including replacement of louvers grille to front door with glass, replacement of existing concrete roof tiles with slate, raising of kerb to pavement to facilitate ground floor grille, removal of existing extraction and installation of new extractors and re-instatement of railings to rear roof terrace. Internal alterations including alterations to layout to facilitate installation of new staircase at lower ground and ground floor level, re-instatement of fireplace to ground floor level, remove and block up door to bathroom at second floor level and creation of bathroom to third floor level.

Applicant: Ms Caroline Scott

Officer: Liz Arnold 291709

Approved on 20/01/14 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 large scale joinery details of the new 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.

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

3) UNI

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

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

4) UNI

No works shall take place until 1:20 details of the proposed basement stair balustrade and nosing profile, to match those on the upper floors, 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.

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

5) UNI

No works shall take place until details, including the material and appearance of the new vent to the front elevation hereby approved 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.

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

BH2013/03846

2 Upper Market Street Hove

Alterations to existing dwelling including alterations to fenestration including replacement of louvers grille to front door with glass, replacement of existing concrete roof tiles with slate, raising of kerb to pavement to facilitate ground floor grille, removal of existing extraction and installation of new extractors and re-instatement of railings to rear roof terrace.

Applicant: Ms Caroline Scott

Officer: Liz Arnold 291709

Approved on 20/01/14 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 details, including the material and appearance of the new vent to the front elevation hereby approved 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.

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

3) UNI

No development shall take place until a sample of the replacement roof slate has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

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	CH 576/001	Rev. A	25th November 2013
Existing Plans, Elevations & Sections	CH 576/002		12th November 2013
Proposed Basement and Ground Floor Plans	CH 576/003	Rev. B	13th January 2014
Proposed 2nd Floor and 3rd Floor Plans	CH 576/004	Rev. B	13th January 2014
Proposed Elevations & Sections BB	CH 576/005	Rev. B	13th January 2014
Proposed Section and Windows and Doors	CH 576/006	Rev. A	25th November 2013
Proposed Elevations & Sections BB	CH 576/007	Rev. B	13th January 2014
Windows and Doors	CH 576/008	Rev. B	13th January 2014

BH2013/03858**119-120 Western Road Hove**

Replacement of existing front windows at first and second floor level with timber sash windows, recovering of flat roof and associated works.

Applicant: Mrs Margaret Senley

Officer: Jason Hawkes 292153

Approved on 17/01/14 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

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such thereafter. The new windows shall also include traditional horn details to match existing in accordance with the email received on the 17th January 2014.

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
O/S Extract / Block Plan	PO1		13th November 2013
Proposed Plans	PO2	A	20th November 2013
Joinery Details			7th January 2014
Horn Detail PBA			17th January 2014

BH2013/03874**29 Brunswick Street East Hove**

Prior approval for change of use from offices (B1) to residential (C3).

Applicant: Mr Ian Woodhouse

Officer: Christopher Wright 292097

Prior approval not required on 09/01/14 DELEGATED

BH2013/03883**17a Western Street Brighton**

Application for approval of details reserved by condition 3 of application BH2013/03072.

Applicant: Robert Beveridge

Officer: Helen Hobbs 293335

Approved on 10/01/14 DELEGATED

BH2013/03917**Palmeira Mansions 33 Church Road Hove**

Installation of replacement aluminium double glazed casement windows to basement and ground floor to front and ground, first and second floor to rear.

Applicant: The English Language Centre

Report from 09/01/14 to 29/01/14

Officer: Jason Hawkes 292153

Approved on 21/01/14 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 replacement front windows shall exactly match the dimensions of existing front windows at first and second floor level.

Reason: To preserve the character and appearance of the listed building in accordance 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 & Block Plans	ELC-001		26th November 2013
Casement Window - The English Language Centre			18th November 2013

BH2013/03918

Palmeira Mansions 33 Church Road Hove

Installation of replacement aluminium double glazed casement windows to basement and ground floor to front and ground, first and second floor to rear.

Applicant: The English Language Centre

Officer: Jason Hawkes 292153

Approved on 21/01/14 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

The replacement front windows shall exactly match the dimensions of existing front windows at first and second floor level.

Reason: To preserve the character and appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2013/03984

Upper Floors 28-29 Western Road Hove

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

Applicant: HR Developments Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 16/01/14 DELEGATED

BH2013/04069

Ground and First Floor Maisonette 27 Adelaide Crescent Hove

Conversion of ground and first floor three bedroom maisonette to 2no one bedroom flats with associated alterations.

Applicant: Safeguide Ltd
Officer: Christopher Wright 292097

Approved on 23/01/14 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 Details	25549/7		28 Nov 2013
Existing Details	25549/8		28 Nov 2013
Proposed Basement/Ground Floor Details (Ground Floor Only)	25549/10	B	28 Nov 2013
Proposed First To Second Floor Layouts (First Floor Only)	25549/11	B	28 Nov 2013
Location Plan and Site Plan	25549/12	A	28 Nov 2013
Rear Ground Floor Infill Window Elevation As Proposed	25549/15		28 Nov 2013
Rear Ground Floor Infill Window Elevation As Existing	25549/16		28 Nov 2013
Bathroom Pod Details x 2	25549/17		28 Nov 2013
Kitchen Pod Details x 3	25549/17		28 Nov 2013

3) UNI

Before works to the window commence, 1:1 joinery details of the replacement window to the rear elevation hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The joinery details shall exactly match the existing windows unless otherwise agreed in writing. The works shall be implemented in strict accordance with the agreed details and maintained 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.

4) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

BH2013/04070

Ground and First Floor Maisonette 27 Adelaide Crescent Hove

Report from 09/01/14 to 29/01/14

Conversion of ground and first floor three bedroom maisonette to 2no one bedroom flats with associated alterations.

Applicant: Safeguide Ltd

Officer: Christopher Wright 292097

Approved on 23/01/14 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

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. Any damage to decorative plasterwork, panelling or mouldings caused by previous alterations shall be repaired to original profiles in the traditional manner and to match exactly the originals.

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

3) UNI

No development shall take place until details of the kitchen and bathroom drainage and extractor systems are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

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

4) UNI

Before works to the window commence, 1:1 joinery details of the replacement window to the rear elevation hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The joinery details shall exactly match the existing windows unless otherwise agreed in writing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

No works shall take place until details of the method of fire protection of the doors, including 1:20 scale elevations of doors and 1:1 scale moulding sections, have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. 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.

CENTRAL HOVE

BH2013/03004

8 Vallance Court Hove Street Hove

Certificate of lawfulness for existing use of a roof terrace.

Report from 09/01/14 to 29/01/14

Applicant: Mr David Cranfield
Officer: Jason Hawkes 292153
Approved on 16/01/14 DELEGATED

BH2013/03661

Flat 41 The Priory 8 St Catherines Terrace Hove

Replacement of existing UPVC window and door with UPVC patio doors and window.

Applicant: Edna Sonkin
Officer: Emily Stanbridge 292359

Approved on 13/01/14 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			11.11.2013
Block Plan			28.10.2013
Schedule of photographs			28.10.2013
Proposed door			28.10.2013
Brochure pages			28.10.2013

BH2013/03723

Flat 2 Little Courtenay 7 Courtenay Terrace Hove

Replacement of existing metal bay window with timber triple glazed bay window.

Applicant: Mrs Dinah Du Sautoy
Officer: Andrew Huntley 292321

Approved on 15/01/14 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			04.11.2013
Window Details			30.10.2013
Proposed Window Elevations	01		20.11.2013

BH2013/03724

Flat 2 Little Courtenay 7 Courtenay Terrace Hove

Replacement of existing metal bay window with timber triple glazed bay window.

Report from 09/01/14 to 29/01/14

Applicant: Mrs Dinah Du Sautoy
Officer: Andrew Huntley 292321

Approved on 15/01/14 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 development shall take place until full details of the proposed mullions and transom with 1:20 or 1:1 scale elevational drawings and sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be white painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

BH2013/03881

Day Centre Connaught Road Hove

Erection of two storey side extension to create internal staircase incorporating removal of existing spiral staircase, formation of front lobby, internal alterations to layout, new shed and relocation of existing sheds, installation of canopies, revision to fencing and parking and associated works.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 23/01/14 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

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

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

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	ED225-001		14/11/2013
Block Plan	ED225-002		14/11/2013
Ground Floor Existing	ED225-003		14/11/2013
Roof Plan Existing	ED225-004		14/11/2013
Existing Elevations & Sections	ED225-005		14/11/2013
Ground and First Floor Plans	ED225-006		14/11/2013

Proposed			
Proposed Roof Plan	ED225-007		14/11/2013
Proposed Elevations & Sections	ED225-008	A	03/12/2013
Proposed External Works	ED225-009	C	03/12/2013
Existing External Works Plan	ED225-010		28/11/2013
Proposed East Elevation Door	ED225-011		14/11/2013
Existing West Elevation	ED225-012		28/11/2013
Proposed West Elevation	ED225-013		28/11/2013
Proposed Shed	ED225-014		28/11/2013
North Wall elevation	ED225-015		03/12/2013
Canopy	ED225-016		03/12/2013

BH2013/03966

74 Osborne Villas Hove

Application for approval of details reserved by conditions 3i, 3ii, 3iii, 3iv and 3v of application BH2013/02857.

Applicant: Dan Whittingham

Officer: Mark Thomas 292336

Approved on 13/01/14 DELEGATED

BH2013/04030

9 & 11 Hove Street Hove

Erection of single storey extensions to rear of No's 9 and 11.

Applicant: Gary Coombs

Officer: Christopher Wright 292097

Approved on 20/01/14 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 works hereby permitted shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) for the works hereby approved has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the development will be constructed in its entirety concurrently to both 9 & 11 Hove Street. The works shall be carried out to within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of adjacent properties and in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. 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 policy HE12 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan/Site Plan	390/PA1		25 Nov 2013
Existing Ground Floor Plan	390/PA2		25 Nov 2013
Existing First Floor Plan	390/PA3		25 Nov 2013
Existing Elevations	390/PA4		25 Nov 2013
Proposed Ground Floor Plan	390/PA5		25 Nov 2013
Proposed First Floor Plan	390/PA6		25 Nov 2013
Proposed Elevations	390/PA7		25 Nov 2013

BH2013/04220

26 Fourth Avenue Hove

Application for Approval of Details Reserved by Condition 3 of Application BH2013/03417.

Applicant: Edward Telesford

Officer: Christopher Wright 292097

Approved on 22/01/14 DELEGATED

GOLDSMID

BH2013/02905

20A Cromwell Road Hove

Conversion of outbuilding to form one bedroom dwelling (Retrospective).

Applicant: Mr M Wood

Officer: Mark Thomas 292336

Refused on 14/01/14 COMMITTEE

1) UNI

The creation of a unit of self-contained residential accommodation would result in an intensification of use which would result in significantly increased levels of overlooking and loss of privacy to residents of no. 20 Cromwell Road, as well as overlooking from no. 20 Cromwell Road and its garden towards the building in question. Further, the creation of a permanent living unit would introduce a much greater level of activity, with resultant comings and goings through the rear garden at times when the area might be expected not to be in use. The proposed development would represent a poor standard of living accommodation for occupiers of the garden building, and would result in a loss of amenity for occupiers of no. 20 Cromwell Road and, to a lesser extent, towards neighbouring properties. As such, the proposed development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03496

187 Dyke Road Hove

Erection of two storey extension to replace existing single storey extension and terrace.

Applicant: RT Williams

Officer: Christopher Wright 292097

Refused on 14/01/14 COMMITTEE

1) UNI

The extension by reason of its scale, massing, bulk, site coverage, materials and Report from 09/01/14 to 29/01/14

detailing is considered poorly designed, and an over-development of the site, and would have a seriously harmful impact upon the character and appearance of the building to be extended and the visual amenity of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The extension by reason of its siting, scale and massing would have an unduly harmful and dominating impact upon the amenities of adjacent occupiers resulting in a loss of outlook, increased sense of enclosure, overshadowing and an overbearing impact. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03714

Flat 3 33 Wilbury Road Hove

Erection of single storey side extension at second floor level and loft conversion incorporating rooflights.

Applicant: Mr Walter Manenti

Officer: Helen Hobbs 293335

Refused on 24/01/14 DELEGATED

1) UNI

The proposed mansard roof extension, and associated front rooflight, due to its design and prominent position would detract from the character and appearance of the host property and would therefore fail to preserve or enhance the Willet Estate Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

2) UNI2

The proposed front rooflight within the main roof would compromise the uniformity of the immediate group of properties the application property is sited within. The proposal would cause significant harm to the character and appearance of the host property and the surrounding Willett Estate 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 on Extensions and Alterations.

BH2013/03773

70 Fonthill Road Hove

Erection of a single storey rear extension.

Applicant: Mr & Mrs N Dudeney

Officer: Christopher Wright 292097

Approved on 21/01/14 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
Location & Block Plans	10320-Loc		5 Nov 2013
Existing and Proposed Floor Plans & Elevations	10320-01	A	5 Nov 2013

BH2013/03783

Flat 20 Gainsborough House 4-6 Eaton Gardens Hove

Replacement of existing aluminium/timber framed windows and balcony doors with UPVC.

Applicant: P Channon

Officer: Robert McNicol 292198

Approved on 14/01/14 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	11/13/02 1 of 3		6 November 2013
Location plan, balcony door detail	11/13/02 2 of 3		6 November 2013
Proposed window details	11/13/02 3 of 3		13 January 2013
Window specification	Profile22 Issue 9		6 November 2013
Annotated photographs			6 November 2013

BH2013/03821

68 Wilbury Road Hove

Installation of roof lantern to rear flat roof.

Applicant: Leslie Barber

Officer: Guy Everest 293334

Approved on 10/01/14 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
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Site Location Plan, Existing & Proposed Plans	23201.01		11/11/2013
Synseal details			19/11/2013

BH2013/03902

St Annes Convent 3 & 3a Lansdowne Road Hove

Application for approval of details reserved by conditions 3, 4(a), 5, 7, 8, 9, 10, 11 and 13(a) of application BH2012/03223.

Applicant: P D Harris Ltd

Officer: Liz Arnold 291709

Approved on 16/01/14 DELEGATED

BH2013/03936

Second Floor Flat 23 Cromwell Road Hove

Internal alterations to layout of flat including creation of additional bedroom.

Applicant: Mr D Fernandes

Officer: Emily Stanbridge 292359

Approved on 17/01/14 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

The proposed entrance door shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

3) UNI

Any cornicing previously damaged by the installation of the lobby should be properly repaired to match exactly to the original cornicing in this 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.

BH2013/04016

73 Shirley Street Hove

Certificate of lawfulness for proposed loft conversion incorporating 3no roof lights to front and dormer to rear.

Applicant: Lee Shawyer

Officer: Helen Hobbs 293335

Approved on 27/01/14 DELEGATED

BH2013/04081

28 Ranelagh Villas Hove

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

Applicant: Kieran McGuinness

Officer: Emily Stanbridge 292359

Approved on 27/01/14 DELEGATED

HANGLETON & KNOLL

BH2013/02797

118 Holmes Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating enlargement of existing rear dormer and rooflight to front roof slope.

Applicant: Claire Moran

Officer: Helen Hobbs 293335

Refused on 29/01/14 DELEGATED

1) UNI

The cubic content of the resulting roof space would exceed 50 cubic metres, and as such would not be permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

The side window would not be obscure glazed and it is unclear whether any openable part would be above 1.7m of the internal floor level of the room it is to be positioned within. As such this would not be permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/03911

100 Hallyburton Road Hove

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

Applicant: Mr & Mrs Adrian Pearcey

Officer: Helen Hobbs 293335

Approved on 23/01/14 DELEGATED

BH2013/04055

32 Fallowfield Crescent Hove

Erection of single storey rear extension with roof lantern.

Applicant: Mr A Warne

Officer: Helen Hobbs 293335

Refused on 22/01/14 DELEGATED

1) UNI

The proposed extension, by reason of its height, depth and bulk in conjunction with the existing extension, relates poorly to the existing property and results in an overdevelopment of the property, detrimental to the character and appearance of the existing property and the surrounding area, contrary to policies QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its height, depth and bulk, would result in an un-neighbourly form of development, and would have an overbearing impact on 34 Fallowfield Crescent. As such the proposal would adversely impact on the residential amenity currently enjoyed by that property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/04128

10 Lynchets Crescent Hove

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 3.4m, and for which the height of the eaves would be 2.15m.

Applicant: Tracey Brockbank

Officer: Clare Simpson 292454

Prior Approval is required and is refused on 10/01/14 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 height of the development would be in excess of the 3.4 metres stated on the application form.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Proposed plans			4th December 2013

BH2013/04339

86 Fallowfield Crescent Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.225m, and for which the height of the eaves would be 2.825m.

Applicant: David Wriglesworth

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 27/01/14 DELEGATED

SOUTH PORTSLADE

BH2013/02047

1 Wellington Road Portslade

Demolition of existing building and erection of part five, part four, part three and part two storey building comprising commercial units on basement and ground floor and 9no one and two bedroom residential units on floors above.

Applicant: Urban Mosaics Ltd. & Citespace Developments Ltd

Officer: Guy Everest 293334

Approved on 27/01/14 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 basement and ground floor commercial units (nos. 1 & 2), as identified on drawing nos. PLA/06 & PLA/09, shall only be used within Class A1 (shops) and / or Class A2 (financial and professional services) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

3) UNI

No commercial deliveries or waste collection shall occur except between the

hours of 08:00 and 19:00 on Monday to Fridays and 09:00 and 17:00 on Saturdays, Sundays, Bank or Public Holidays.

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

4) UNI

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

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

5) UNI

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

A completed pre-assessment estimator will not be acceptable.

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM Shell and Core rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

Notwithstanding the submitted plans no development shall commence 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.

8) UNI

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

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

9) UNI

No development shall take place above the ground floor slab level until elevations

and sections at a scale of 1:20 of the commercial shopfronts, the residential entrance, the balconies and any associated balustrading, the windows and their reveals, the solar shading structures and projecting canopy have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and be maintained as such thereafter.

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

10) UNI

No development shall take place above the ground floor slab level until a scheme for the soundproofing of the building between ground floor commercial units and first floor residential units 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 and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place above the ground floor slab level 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.

12) UNI

No development shall take place above the ground floor slab level 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.

13) UNI

Notwithstanding the submitted plans no development shall take place above the ground floor slab level until details of compliance with Lifetime Homes standards have been submitted to and approved prior to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details 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.

14) UNI

Prior to the occupation of the development the redundant vehicle crossover to Station Road shall be reinstated back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

15) UNI

The development hereby approved shall not be occupied until details of refuse and recycling storage facilities for the commercial and residential units have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

16) UNI

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

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

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan & Site Location Plan	PLA/01		18/06/2013
Existing Building Plans	PLA/02		18/06/2013
Existing Building Elevations	PLA/03		18/06/2013
Ground & First Floor (proposed)	PLA/06		18/06/2013
Second & Third Floor (proposed)	PLA/07		18/06/2013
Basement Plan (proposed)	PLA/09		18/06/2013
Section B-B (proposed)	PLA/14		18/06/2013
Roof Level (proposed)	PLA/08	A	01/10/2013
Context Elevations (proposed)	PLA/10	A	01/10/2013
Elevations (proposed)	PLA/11	A	01/10/2013
Elevations (proposed)	PLA/12	A	01/10/2013
Section A-A (proposed)	PLA/13	A	01/10/2013
Section C-C (proposed)	PLA/15	A	01/10/2013

BH2013/02399

St Nicholas C of E Junior School Locks Hill Portslade

Application for approval of details reserved by conditions 4, 5, 6, 7, 8, 9, 10, 11 & 12 of application BH2012/02548.

Applicant: Ms Gillian Churchill

Officer: Guy Everest 293334

Split Decision on 22/01/14 DELEGATED

1) UNI

The details pursuant to conditions 4 & 7 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 5, 6, 8, 9, 10, 11 & 12 are NOT APPROVED for the following reason(s):

Condition 5 & 6

The submitted tree protection and landscaping details fail to demonstrate that existing visually important trees on the site would be adequately protected and retained. The submitted details are therefore contrary to policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

Condition 8

There is no evidence that the development is registered with the BRE under BREEAM, and no Design Stage Assessment Report or Design Stage Certificate (demonstrating the development would achieve a BREEAM rating of 50% in energy and water within overall 'Very Good') has been submitted.

Condition 9

The submitted details do not assess the risk from landfill gas (from Victoria Road Landfill site). The submitted details are therefore contrary to policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan, and the level of risk should be professionally and objectively assessed by qualified consultants.

Condition 10

No scheme detailing improvements to footways, pedestrian crossing facilities and wider mobility improvements in the vicinity of the site has been submitted.

Condition 11

A School Travel Plan has not been submitted.

Condition 12

A BRE issued post-construction review certificate (demonstrating the development would achieve a BREEAM rating of 50% in energy and water within overall 'Very Good') has not been submitted.

BH2013/03452

44 Greenways 50 Highlands Road Portslade

Replacement UPVC double glazed windows and doors.

Applicant: Mr K Hewitt

Officer: Guy Everest 293334

Approved on 10/01/14 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
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			Received
Site Location Plan			09/10/2013
Existing and Proposed Windows Drawing			09/10/2013

BH2013/03485

Belgrave Training Centre Clarendon Place Portslade

Demolition of existing external link roof between main building and building to the West and erection of single storey extension between the buildings including ramped access.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 10/01/14 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 not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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 Plans	001	A	6th January 2014
Existing Floor Plans	300		11th October 2013
Proposed Floor Plans	301		11th October 2013
Existing and Proposed North Elevation	302	A	6th January 2014
Existing and Proposed South Elevation	303		16th October 2013
Existing and Proposed East Elevation	305		6th January 2014
Proposed Cycle Shelter	306		6th January 2014

BH2013/03676

20 Church Road Portslade

Conversion of existing retail unit (A1) and flat to single dwelling including alterations to fenestration to front elevation.

Applicant: Mr C Dhajan

Officer: Jason Hawkes 292153

Refused on 24/01/14 DELEGATED

1) UNI

Insufficient information has been submitted to adequately demonstrate that the premises are no longer economically viable as a retail unit. The scheme is Report from 09/01/14 to 29/01/14

therefore contrary to policy SR8 of the Brighton & Hove Local Plan.

2) UNI2

The design of the proposed external alterations would detract from the character and appearance of the property and would result in a dwelling which would harm the character of the street scene failing to relate well to both the adjacent dwellings and shop units. The scheme is therefore contrary to policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan.

BH2013/03887

15-19 rear of 15-19 and 15A Norway Street Brighton

Application for approval of details reserved by condition 19 of application BH2012/03940.

Applicant: Spear Developments

Officer: Jason Hawkes 292153

Approved on 14/01/14 DELEGATED

BH2013/04304

23 Norway Street Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Philip Mabbott

Officer: Helen Hobbs 293335

Prior approval not required on 23/01/14 DELEGATED

BH2013/04305

9 Vale Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.92m, for which the maximum height would be 3.625m, and for which the height of the eaves would be 2.575m.

Applicant: Mr & Mrs Baring

Officer: Sonia Gillam 292265

Prior approval not required on 27/01/14 DELEGATED

HOVE PARK

BH2013/03182

7a Barrowfield Lodge Barrowfield Drive Hove

Replacement of 3no crittal aluminum single glazed windows with aluminum double glazed windows.

Applicant: Michael Balfe

Officer: Helen Hobbs 293335

Approved on 16/01/14 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 September 2013
Style design sheet - proposed window details			17th September 2013
Manufacturing brochure			17th September 2013

BH2013/03502

1 Barrowfield Drive Hove

Erection of replacement boundary wall incorporating a rendered concrete block wall, concrete pillars and close boarded timber fence.

Applicant: Mr Amir Solehi

Officer: Helen Hobbs 293335

Approved on 27/01/14 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 boundary wall	11617		14th October 2013

BH2013/03533

9 Park View Road Hove

Demolition of existing garage and erection of single storey side extension, creation of bay window to first floor elevation and other external alterations.

Applicant: Clive Wilkins

Officer: Christopher Wright 292097

Approved on 23/01/14 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			16 Oct 2013
Block Plan			16 Oct 2013
Existing Ground Floor Plan	01		16 Oct 2013
Existing First Floor Plan	02		16 Oct 2013
Existing Roof Plan	03		16 Oct 2013
Existing Front Elevation	04		16 Oct 2013
Existing Rear Elevation	05		16 Oct 2013
Existing North Side Elevation	06		16 Oct 2013
Existing South Side Elevation	07		16 Oct 2013
Proposed Ground Floor Plan	08	D	16 Oct 2013
Proposed First Floor Plan	09	D	16 Oct 2013
Proposed Rear Elevation	12	D	16 Oct 2013
Proposed Front Elevation	11	E	13 Jan 2014
Proposed North Side Elevation	13	E	13 Jan 2014
Proposed South Side Elevation	14	E	13 Jan 2014
Proposed Extension Cross Section	18		16 Oct 2013

BH2013/03742

Blatchington Mill School Nevill Avenue Hove

Erection of two storey extensions to classrooms and ancillary accommodation.

Applicant: Blatchington Mill School

Officer: Christopher Wright 292097

Approved on 21/01/14 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
Location Plan	001	A	1 Nov 2013
Site Plan	002	A	1 Nov 2013
Existing Ground Floor	100	A	1 Nov 2013
Existing First Floor	101	A	1 Nov 2013
Proposed Ground Floor	110	A	1 Nov 2013

Proposed First Floor	111	A	1 Nov 2013
Existing Elevations	115	A	1 Nov 2013
Proposed Elevations	116	A	1 Nov 2013

BH2013/03799

Lancing College Preparatory School The Droveaway Hove

Erection of covered walkway to west elevation.

Applicant: Lancing College Preparatory School

Officer: Christopher Wright 292097

Approved on 27/01/14 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 Layout - Walkway	BN13040021/1 01		7 Nov 2013
Block Layout - Walkway	BN13040021/1 02		7 Nov 2013
Pergoda Walkway Existing and Proposed Elevations	BN13040021/1 03		3 Dec 2013
Proposed Walkway	BN12050018/2 06		7 Nov 2013
Block Plan			7 Nov 2013
Proposed covered walkway and pagola type walkway			7 Nov 2013

BH2013/03802

317 Dyke Road Hove

Demolition of existing dwelling and erection of 2no detached dwellings.

Applicant: Mr & Mrs M Spiers

Officer: Clare Simpson 292454

Approved on 27/01/14 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 extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A and D 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
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cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The first and second floor windows on the side 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 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.

5) UNI

With the exception of the 'terrace' areas as approved on drawing no.PL12, 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 policy QD27 of the Brighton & Hove Local Plan.

6) UNI

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

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

7) 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 for the foundations of the front boundary wall has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

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

8) 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.

9) UNI

No development shall take place until full details of the proposed screening of the second floor terraces are submitted to and approved by the Local Planning Authority in writing. The approved scheme shall be carried out in its entirety before occupation of the development and shall be retained in place thereafter.

Reason: As insufficient details have been submitted and in order to protect adjoining properties from overlooking and noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.

10) UNI

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

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

11) UNI

No development shall commence until sample elevations and sections at a 1:20 scale of the circular stair towers, windows and their reveals, cills and brise soleils, parapets and balustrading have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 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 plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied.

Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

13) UNI

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

14) UNI

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

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &

Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

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 each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

16) UNI

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

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

17) UNI

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.

18) 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.

19) UNI

The new/extended 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.

20) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site Plan Location and Block Plan	EX01		6th November 2013
Existing Elevations	EX02		6th November 2013
Proposed ground floor, site plan, proposed basement plans & proposed location plan	PL10		6th November 2013
Proposed first floor plans and proposed Block Plans	PL11		6th November 2013
Proposed second floor and roof plans	PL12		6th November 2013
Proposed Dyke Road Street elevation, front elevation and rear elevation	PL 13		6th November 2013
Proposed Side Elevations	PL14		6th November 2013

BH2013/03844

106 Woodland Drive Hove

Certificate of Lawfulness for proposed decking with balustrades to rear.

Applicant: Mr Phil Moore

Officer: Robin Hodgetts 292366

Refused on 13/01/14 DELEGATED

1) UNI

By virtue of its height above the original ground levels the decking is not permitted under the terms of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/03922

61 Elizabeth Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating 2no side dormers, side rooflights and rear gable end with Juliet balcony and installation of rear folding doors.

Applicant: Mr Trevor Swaysland

Officer: Liz Arnold 291709

Split Decision on 09/01/14 DELEGATED

BH2013/03952

34 Cobton Drive Hove

Erection of single storey rear side extension.

Applicant: Nicole Underwood

Officer: Jason Hawkes 292153

Refused on 16/01/14 DELEGATED

1) UNI

The side extension, by reason of its design, scale and siting, would stand out as an inappropriate and unduly prominent addition. The extension would therefore form an unsympathetic and overly dominant addition to the detriment of the character and appearance of the dwelling 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.

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BH2013/03960**61 Hill Brow Hove**

Application for Approval of Details Reserved by Conditions 5 and 7 of Application BH2013/00286.

Applicant: Mr G S Bhermi

Officer: Adrian Smith 290478

Approved on 10/01/14 DELEGATED

BH2013/03973**185 Old Shoreham Road Hove**

Installation of ground mounted free standing photovoltaic array in rear garden.

Applicant: Mrs Veta Chittenden

Officer: Liz Arnold 291709

Approved on 27/01/14 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			18th November 2013
Block Plan			2nd December 2013
Ahead Renewable Energy Manufacturer Details			2nd December 2013

BH2013/03991**8 Hove Park Road Hove**

Erection of a single storey rear extension.

Applicant: Ginny Lewis

Officer: Emily Stanbridge 292359

Approved on 17/01/14 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
Site location plan	12/074/06		22.11.2013
Block Plan	12/074/06		22.11.2013
Rear extension	12/074/04		22.11.2013
Rear extension	12/074/05		22.11.2013

BH2013/04071

4 Sandringham Close Hove

Erection of single storey front extension to facilitate creation of porch.

Applicant: Mr S Sharifi

Officer: Helen Hobbs 293335

Refused on 27/01/14 DELEGATED

1) UNI

The proposed porch, by reason of its design, siting and scale, would unbalance the pair of semi detached properties and would unduly disrupt the uniform pattern of the immediately surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2013/04152

89 King George VI Drive Hove

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

Applicant: Mrs Jennifer Walker

Officer: Helen Hobbs 293335

Approved on 23/01/14 DELEGATED

BH2013/04359

103 Nevill Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.7m.

Applicant: Mr Steven Goff-Beardsley

Officer: Helen Hobbs 293335

Prior approval not required on 23/01/14 DELEGATED

WESTBOURNE

BH2013/03814

First Floor Flat 102 Coleridge Street Hove

Creation of dormer to rear and installation of 2no rooflights to front. (Part retrospective)

Applicant: Safain Bosotor

Officer: Helen Hobbs 293335

Approved on 09/01/14 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.

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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 approved, as shown on plan No. 13-132-02/D shall be carried out in full within 6 months of the date of this permission.

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 be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Plans and elevations	13-132-02/D		8th January 2014
Site plan	13-132/Loc/A		8th November 2013
Pre-existing plans	13-1320-01/A		8th November 2013
Existing plans	13-132-02/A		8th November 2013

BH2013/03823

15 Raphael Road Hove

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

Applicant: Anna Murphy

Officer: Robin Hodgetts 292366

Approved on 09/01/14 DELEGATED

WISH

BH2013/03709

193 Portland Road Hove

Display of 4no non-illuminated hoarding signs.

Applicant: Affinity Sutton

Officer: Emily Stanbridge 292359

Approved on 20/01/14 DELEGATED

1) UNI

This consent shall expire on 31st January 2015 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

Report from 09/01/14 to 29/01/14

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.

BH2013/03906

Portslade Railway Station Portland Road Hove

Installation of ticket vending machine with canopy.

Applicant: Southern Rail

Officer: Emily Stanbridge 292359

Approved on 27/01/14 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.

BH2013/03929

25 Welbeck Avenue Hove

Alterations to existing double garage to create rear garden room, including installation of doors and windows, increased height and solar panel to roof.

Applicant: Mr Seroj Janiyan

Officer: Helen Hobbs 293335

Approved on 10/01/14 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 garden room hereby permitted shall be used solely as ancillary residential

accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

Reason: To enable the Local Planning Authority to retain control over subdivision of the site and in order to protect the amenities of adjacent properties and in accordance 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
Existing plans, section and elevations	01		18th November 2013
Proposed plans, sections and elevations	02		18th November 2013

BH2013/04127

43 Coleman Avenue Hove

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

Applicant: Tim Hardwicke

Officer: Helen Hobbs 293335

Prior approval not required on 09/01/14 DELEGATED

BH2013/04129

47 Brittany 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 4.65m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.75m.

Applicant: Ian Waddingham

Officer: Andrew Huntley 292321

Prior approval not required on 09/01/14 DELEGATED

BH2013/04196

18 Middleton Avenue Hove

Creation of dormer to front elevation.

Applicant: Andrew Page

Officer: Sonia Gillam 292265

Refused on 28/01/14 DELEGATED

1) UNI

1. The proposed dormer would be unduly bulky and dominate the front roofslope, and, given its prominent location, would unbalance the semi-detached pair of dwellings, causing significant harm to the character and appearance of the property and the wider street scene. As such, the proposed dormer would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

BH2013/04276

44 St Leonards Gardens Hove

Prior approval for the erection of a single storey rear extension, which would

Report from 09/01/14 to 29/01/14

extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.7m.

Applicant: Miss Tracy Golding & Miss Jane Vickers

Officer: Helen Hobbs 293335

Prior approval not required on 23/01/14 DELEGATED

Withdrawn Applications