

PLANS LIST 12 March 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****BH2013/03074****7 Midhurst Rise Brighton**

Demolition of existing garage and erection of semi-detached two storey two bedroom house. Widening of existing vehicular access and provision of two cycle stores.

Applicant: N Holmes

Officer: Andrew Huntley 292321

Refused on 13/02/14 DELEGATED

1) UNI

The resultant building by reason of its design and siting, would create an uncharacteristic terrace, which would adversely impact on the character and appearance of the existing building, the pair of semi-detached properties, and the open character of the area. This harm is exacerbated given its prominent corner location which would be visible from long range views from the north of the site. As such, the dwelling fails to enhance the positive qualities of the key neighbourhood principles of the area and does not respect the building forms, spacing characteristics or the open character of the area. Consequently the proposal would be contrary to policies QD1, QD2, QD3 and HO5 of the Brighton & Hove Local Plan.

BH2013/03811**Land Adjacent 78 Overhill Drive Brighton**

Application for approval of details reserved by conditions 9, 10, 11, 12, 13, and 14 of application BH2011/02385.

Applicant: Ms Papanicolaou

Officer: Anthony Foster 294495

Split Decision on 03/02/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 9, 10b, 11, and 14 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 10a, 12 and 13 are NOT APPROVED for the reason(s) set out in section 10.

2) UNI2

Insufficient information in relation to the required Design Stage/Interim Code for Sustainable Homes Report has been submitted in order for the details pursuant to condition 10a of the consent to be approved.

3) UNI3

Insufficient information in relation to the proposed green wall has been submitted

in order for the details pursuant to condition 13 of the consent to be approved.

4) UNI4

Insufficient information in relation to the required Final/Post Construction Code Certificate has been submitted in order for the details pursuant to condition 13 of the consent to be approved.

BH2013/04014

Mill House Overhill Drive Brighton

Application for variation of condition 2 of application BH2010/03233 (Erection of single detached bungalow) to read: No extension, enlargement, alteration or provision within the cartilage of the dwelling house as provided for within Schedule 2, Part 1, Classes A, B, D & E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Applicant: Mr Alan Maysey

Officer: Anthony Foster 294495

Approved on 31/01/14 DELEGATED

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved scheme for the storage of refuse and recycling as shown on Proposed site layout (dwg no. 2.08) received 01 October 2012 and approved on 14 June 2013 under application reference BH2012/03136. 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 recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final / Post Construction Certificate by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use

of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

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

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

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

Plan Type	Reference	Version	Date Received
Topographical Survey & Location Plan	1.01		12/10/2010
Proposed Block and Site Plan	2.01		12/10/2010
Proposed Plans & Elevations	2.02		12/10/2010
Existing and Proposed Site Sections & Existing and Proposed Site Plans	2.03	A	07/01/2011
Drainage and Services Layout	2.04	A	07/01/2011
Proposed Soft Landscaping and Fencing layout	2.05	A	07/01/2011
Proposed Block and Site Plan	2.01		06/12/2013
Site Layout as Proposed	3.13		06/12/2013

7) UNI

The development shall be carried out in accordance with the proposed road[s], surface water drainage, outfall disposal and crossover details as shown on General Arrangement (dwg no. 101) and Constructional Details dwg no. 501) received 01 October 2012 and approved on 14 June 2013 under application reference BH2012/03136. The works shall be carried out in strict accordance with the approved details prior to occupation of the dwelling hereby approved.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and for protection of trees and to comply with policies TR7 and QD16 of the Brighton & Hove Local Plan.

8) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the

access and proceeding along the highway to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.

9) UNI

Landscaping of the site shall be undertaken in accordance with the details as shown on the Landscaping Proposal received 01 October 2012 and approved on 14 June 2013 under application reference BH2012/03136.

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

10) UNI

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.

11) UNI

The scheme of measures to improve ecological biodiversity on the site shall be undertaken in accordance with the details as shown in the R W Green Limited Arboricultural, Horticultural & Ecological Management Report received 5 June 2013 and approved on 23 September 2013 under application reference BH2013/01819.

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.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved details of cycle parking as shown on Proposed site layout (dwg no. 2.08) received 01 October 2012 and approved on 14 June 2013 under application reference BH2012/03136. The development shall not be occupied until have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

BH2013/04076

ASDA 1 Crowhurst Road Brighton

Display of internally illuminated ATM sign, non illuminated vinyl graphics to atrium, manifestation dots to entrance lobby and trolley shelter and non illuminated information and directional signs.

Applicant: ASDA Store Ltd

Officer: Andrew Huntley 292321

Approved on 04/02/14 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.

BH2013/04101

6 Wilmington Parade Brighton

Installation of window to side elevation.

Applicant: Jack & Maggies Limited

Officer: Emily Stanbridge 292359

Approved on 03/02/14 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			09.12.2013
Block Plan			09.12.2013
Side elevation existing and proposed			03.12.2013
Frame specification			03.12.2013
Brochure			09.12.2013
Cill Cross section	08		23.01.2014

BH2013/04119

Asda Superstore 1 Crowhurst Road Brighton

Installation of 7no refrigeration plant units to roof.

Applicant: Asda Store Ltd

Officer: Andrew Huntley 292321

Refused on 04/02/14 DELEGATED

1) UNI

Without any scientific or professional acoustic report available, there is insufficient information on which to make an informed judgement in regard to noise levels of the proposed new refrigeration units. As such, the application has failed to demonstrate that the proposed new refrigeration units would not be harmful to neighbouring amenity and is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/04261

3 Braeside Avenue Brighton

Erection of single storey front extension, roof alterations including dormers to front and rear, rear rooflights and associated works.

Applicant: Mr Paul Yeates

Officer: Sue Dubberley 293817

Approved on 10/02/14 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
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			Received
Proposed extension	575/01	A	16 Dec 2013
Existing layout	575/02		16 Dec 2013
Street layout	575/03	A	16 Dec 2013

PRESTON PARK

BH2013/02954

59B Beaconsfield Villas Brighton

Replacement double glazed timber sash windows to front elevation.

Applicant: Alison Henry Trust

Officer: Wayne Nee 292132

Approved on 13/02/14 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 dimensions of the glazing bars and mouldings of the new windows hereby permitted shall match exactly those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed Window dimensions	n/a		10 February 2014
Window joinery	n/a		25 September 2013
Window details	n/a		25 September 2013
Photos	n/a		25 September 2013
Site plan	n/a		25 September 2013
Block plan	n/a		25 September 2013
Existing ground floor plan	MOO27/03		28 August 2013

BH2013/03463

48 Rugby Road Brighton

Installation of 2no windows to first floor west elevation.

Applicant: Professor Paul Tofts

Officer: Adrian Smith 290478

Approved on 12/02/14 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 hereby approved shall be set a minimum 1.7m above internal floor level and be painted timber and fixed shut, and thereafter retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14, HE6 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			10/10/2013
Existing floor plan			27/11/2013
Existing elevation			10/10/2013
Proposed floor plan			27/11/2013
Proposed elevation			27/11/2013
Proposed section			27/11/2013
Proposed detail			27/11/2013

BH2013/03855

21 Edburton Avenue Brighton

Erection of single storey side extension.

Applicant: Geoff Heath

Officer: Adrian Smith 290478

Approved on 03/02/14 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

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan, existing and proposed plans and elevations	PBP0031/01		13/11/2013

BH2013/03937

Ten And A Half Preston Park Avenue Brighton

Demolition of existing house and garage and erection of 1no detached four bedroom house (C3) with associated parking & landscaping.

Applicant: Peter Franks

Officer: Liz Arnold 291709

Approved on 31/01/14 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 & Block Plans	TA 711/01		18th November 2013
Existing Site Survey Plan	TA 711/02	Rev. B	18th November 2013
Existing Site Plan	TA 711/03		18th November 2013
Existing Plans	TA 711/04		18th November 2013
Existing Elevations	TA 711/05	Rev. A	10th January 2014
Existing Elevations	TA 711/06	Rev. A	10th January 2014
Existing Section AA	TA 711/07	Rev. A	10th January 2014
Proposed Block Plan	TA 711/10	Rev. D	10th January 2014
Proposed Site Plan	TA 711/11	Rev. J	10th January 2014
Proposed Ground Floor Plan	TA 711/12	Rev. G	18th November 2013
Proposed Floor Plans	TA 711/13	Rev. E	18th November 2013
Proposed Front Elevation	TA 711/14	Rev. F	18th November 2013
Proposed Section AA	TA 711/15	Rev. D	18th November 2013
Proposed South Elevation	TA 711/16	Rev. D	18th November 2013
Proposed North Elevation	TA 711/17	Rev. E	18th November 2013
Proposed East Elevation	TA 711/18	Rev. D	18th November 2013

Proposed Context Elevation	TA 711/19	Rev. F	18th 2013	November
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3) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 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

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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.

9) UNI

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on the 18th November 2013.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

10) UNI

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

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

11) UNI

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

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

12) UNI

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

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, HE6 and QD27 of the Brighton & Hove Local Plan.

13) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

14) 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 [eg crossover, pilings] 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.

15) 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.

16) 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 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

17) 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 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

18) 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.

19) 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 - F of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

20) UNI

The first floor window in the northern 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.

BH2013/04002

160 Dyke Road Brighton

Application for approval of details reserved by conditions 6, 7, 8a and 8b of application BH2012/03534.

Applicant: Rogan Investments Ltd

Officer: Sue Dubberley 293817

Split Decision on 30/01/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 6 and 8b and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 7 and 8a are NOT APPROVED for the following reason:

1. Condition 7; the proposed cycle storage is not secure and covered.
2. Condition 8(a), a Design Stage Assessment Report has not been submitted

BH2013/04112

32 Florence Road Brighton

Erection of a single storey glazed rear extension.

Applicant: Mr Peter Alderman

Officer: Sonia Gillam 292265

Approved on 30/01/14 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 western elevation of the development hereby permitted shall be obscure glazed and thereafter permanently retained as such.

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

3) UNI

The windows in the western elevation of the development hereby permitted shall be top hung and fitted with window restrictors. Except in emergencies, the restrictors shall restrict the windows to an opening of no more than 350mm in accordance with the details set out in the letter from Mark Godfree received on the 4th December 2013. The restrictors shall be retained as such thereafter.

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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			04/12/2013
Block plan			04/12/2013
Existing roof plan and elevations	VPF4673/M Sheet 1	A	10/12/2013
Proposed floor plan, roof plan and elevations	VPF4673/M		04/12/2013

BH2013/04121

6 Ashford Road Brighton

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating front rooflights and rear dormer with Juliet balcony.

Applicant: Mr Andrew Dodd

Officer: Andrew Huntley 292321

Approved on 17/02/14 DELEGATED

BH2013/04159

Flat 4 12 Lancaster Road Brighton

Replacement of timber double balcony doors with a UPVC single balcony door.

Applicant: Zoe Crossfield

Officer: Emily Stanbridge 292359

Approved on 04/02/14 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			11.12.2013
Photographic schedule			06.12.2013
Brochure page			06.12.2013
Door quotation page			23.01.2014

BH2013/04169

25 Waldegrave Road Brighton

Erection of single storey rear extension.

Applicant: Mrs Deborah Scott

Officer: Emily Stanbridge 292359

Refused on 03/02/14 DELEGATED

1) UNI

The proposed extension by virtue of its design, scale and form represents an inappropriate addition to this property, which is exacerbated by the flat roof form and the bulky roof lanterns. 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. This extension causes harm to the character and appearance to the property and wider Preston Park conservation area. The proposal is therefore contrary to QD14 within the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

2) UNI2

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision is based on the drawings received listed below:

3) UNI3

Plan Type	Reference	Version	Date Received
Location and block plans	2013/06/11		09.12.2013
Existing longitudinal section	2013/06/13		09.12.2013
Proposed longitudinal section	2013/06/18	B	09.12.2013
Existing south section	2013/06/15	A	09.12.2013
Proposed south section	2013/06/20	D	09.12.2013
Proposed roof plan	2013/06/17	C	09.12.2013
Existing west elevation	2013/06/14	A	09.12.2013
Proposed west elevation	2013/06/19	D	09.12.2013
Existing ground floor plan	2013/06/12		09.12.2013
Proposed ground floor plan	2013/06/16	D	09.12.2013

BH2013/04189

102 Edburton Avenue Brighton

Installation of rooflight to front elevation.

Applicant: Tanya Taylor

Officer: Chris Swain 292178

Approved on 07/02/14 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
Existing and proposed roof plan	PBP0045/02		13 December 2013
Existing and proposed elevations	PBP0045/02		11 December 2013
Site plan	PBP0045/03		11 December 2013
Block plan	PBP0045/04		11 December 2013

BH2013/04205**88 Havelock Road, Brighton, BN1 6GF**

Application for Approval of Details Reserved by Condition 10 of application BH2011/02956.

Applicant: Stanford Inns Limited

Officer: Liz Arnold 291709

Approved on 13/02/14 DELEGATED

BH2013/04208**Ground Floor Flat 107 Preston Road Brighton**

Erection of single storey rear extension.

Applicant: Mr & Mrs Bennett

Officer: Anthony Foster 294495

Approved on 06/02/14 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 & Block Plan			12/12/2013
Existing Plans, Section and Elevations	01		12/12/2013
Proposed plans, sections and elevations	02	A	12/12/2013

BH2013/04275**10 Preston Park Avenue Brighton**

Application for variation of condition 2 of application BH2013/00165 (Application to extend time limit for implementation of previous approval BH2010/00220) to alter the access and front forecourt, to provide an improved layout with reconstruction of front wall and removal of southern most access.

Applicant: Peter Franks

Officer: Anthony Foster 294495

Refused on 13/02/14 DELEGATED

1) UNI

The proposed hardstanding would be unduly prominent and harmful to the setting of the building and the coherence of the street scene. The hardstanding represents an unsympathetic alteration and would be to the detriment of the existing property and the street scene, and would fail to preserve or enhance the character or appearance of the Preston Park Conservation Area. As such the proposed development is contrary to policies QD2, QD14 and HE6 of the

Brighton & Hove Local Plan.

BH2013/04284

93 Springfield Road Brighton

Roof alterations incorporating a dormer and rooflights to rear elevation and a rooflight to the front elevation.

Applicant: Mr Victor Ellis

Officer: Chris Swain 292178

Approved on 11/02/14 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 cheeks and roof of the hereby approved dormer window shall be finished in lead and 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Roof conversion	477/01	B	12 February 2013
Existing Layout	477/02	B	12 February 2013

5) UNI

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

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

BH2013/04338

10 Upper Hamilton Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 2no `residential units - one at ground floor level and one at basement level.

Applicant: Liam Russell Architects

Officer: Christopher Wright 292097

Prior approval not required on 13/02/14 DELEGATED

BH2014/00040

59 Florence Road Brighton

Certificate of Lawfulness for existing rooflights to front and rear elevations.

Applicant: Mr Paul Bonczyk

Officer: Emily Stanbridge 292359

Approved on 18/02/14 DELEGATED

REGENCY

BH2013/01953

36-61 Kings Road Arches Brighton

Demolition of arches and erection of new arches with new brick façade with timber doors and windows. Replacement railings to upper esplanade level. Change of use from storage to 11no individual A1 units and public toilets. (Part retrospective).

Applicant: Brighton & Hove City Council

Officer: Kathryn Boggiano 292138

Approved on 05/02/14 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 and Location Plan	21203/OS/01		22 October 2013
Existing plans and elevation Part 1 of 2	21203/P/E/01/A		22 October 2013
Existing plans and elevation Part 2 of 2	21203/P/E/02/A		22 October 2013
Existing photos	21203/P/P/01		30 September 2013
Public Toilets GA floor plan	21203/B/010/L		19 December 2013
Proposed floor plan and elevations Planning application GA part 1 of 2	20203 P/GA/01		30 September 2013
Proposed floor plan and elevations Planning application GA part 2 of 2	21203/P/GA/02		30 September 2013
Panel and frame details	21203/B/004		12 June 2013
Pre-cast arch details	21203/B/002		12 June 2013
Brickwork details	21203/B/003		12 June 2013
Stanchion details	21203/B/006		12 June 2013
Pre-cast Kerb Unit Details	21203/B/007		12 June 2013
East and West additional Brick Panels	21203/B/005		12 June 2013
Typical Retail Unit	21203/B/016		12 June 2013
Rising slab edge details	21203/B/008		12 June 2013
Drainage Details	21203/B/009		12 June 2013
LED Feature Lighting	21203/P/LED/01		30 September 2013

2) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the A1 units hereby approved shall remain as 11 individual units as shown on plans referenced 21203/P/GA/01 and 21203/P/GA/02 received on 30 September 2013.

Reason: In order to prevent the creation of larger retail units which may compete with any designated shopping centre or local parade and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

3) UNI

The railings shall be constructed using cast iron.

Reason: To ensure the historic character and appearance of the seafront railings is retained and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The railings shall be fully installed and coloured to match the remainder of the Brighton Seafront Railings within 2 months of the date of this permission.

Reason: To ensure the historic character and appearance of the seafront railings is retained and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

The arch window and door frames and shutters hereby approved shall be painted cream and retained as such thereafter.

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

BH2013/02191

2 Ship Street Brighton

Display of externally illuminated fascia and hanging sign and non illuminated painted signs.

Applicant: Mr Peter Bradford

Officer: Guy Everest 293334

Split Decision on 18/02/14 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.

1) UNI

The non-illuminated signs at second floor level to the front elevation and first floor level to the northern elevation would, by reason of their siting in relation to the ground floor commercial frontage, appear incongruous in relation to the main building and those adjoining. The signs would therefore result in harm to amenity and are also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

BH2013/02843

14 Ship Street Brighton

Conversion of first floor beauty treatment room (sui generis) and second floor small House in Multiple Occupation (C4) to form 3no self contained flats incorporating two storey rear extension at first and second floors.

Applicant: Mr Saeid Zargham

Officer: Liz Arnold 291709

Approved on 10/02/14 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 glazing, sound absorption and ventilation mitigation methods required in association with the proposed change of use shall be installed in the premises as outlined in Section 6.3 and 6.4 of the Noise Assessment report, undertaken by Acoustic Associates Sussex Ltd, received on the 2nd December 2013.

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

3) UNI

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

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

4) UNI

Notwithstanding the submitted plans no development shall take place until details of Lifetime Homes standards to be incorporated in the design have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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

5) UNI

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

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

6) UNI

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

A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			2nd September 2013
Block Plan			2nd September 2013
Proposed Floor Plans			2nd September 2013
Existing Floor Plans	12/11-02		19th August 2013
Proposed Elevations	12/11-03	Rev. A	9th December 2013
Existing Elevations	12/11-04		2nd September 2013
Proposed Floor Plans	12/11-05	Rev. A	31st December 2013

8) UNI

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

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

BH2013/02844

14 Ship Street Brighton

Conversion of first floor beauty treatment room (sui generis) and second floor small House in Multiple Occupation (C4) to form 3no self contained flats incorporating two storey rear extension at first and second floors.

Applicant: Mr Saeid Zargham

Officer: Liz Arnold 291709

Approved on 30/01/14 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 external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

No works shall take place until details of the design and method of opening of the proposed secondary glazing hereby approved have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

4) UNI

No works shall take place until a schedule of the proposed restoration works to the interior has been submitted to and approved in writing by the Local Planning Authority. The schedule shall allow for reinstatement of original architectural features including skirtings, internal doors, stair balustrading, and alterations to the ground floor entrance. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

5) UNI

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

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

6) UNI

The windows hereby approved shall be single glazed painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.

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

7) UNI

No works shall take place until 1:20 scale elevations and sections of the

proposed lobbies have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

BH2013/03771

1 Hampton Place Brighton

Conversion of first floor flat into 2no two bedroom flats.

Applicant: Natasha Hay

Officer: Jason Hawkes 292153

Refused on 31/01/14 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan states that planning permission will be granted for the conversion of dwellings into smaller units of self-contained accommodation when the original floor area of the unit is greater than 115 square metres or the unit has more than 3 bedrooms as originally built. The floor area of the existing flat is less than 115 square metres and, in the absence of information to indicate otherwise, the unit did not have more than 3 bedrooms as originally built. The scheme is therefore contrary to the above policy and would result in the loss of a small unit of accommodation.

BH2013/04007

72-73 Western Road Brighton

Display of 1 no. internally illuminated fascia sign and 1 no. non-illuminated hanging sign.

Applicant: Recipease Ltd

Officer: Andrew Huntley 292321

Approved on 30/01/14 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.

BH2013/04038

Neo Hotel 19 Oriental Place Brighton

Conversion of existing hotel (C1) to form 5no studio flats and 4no one bedroom flats (C3) with associated alterations including extension at second and third floor levels.

Applicant: Steph Harding

Officer: Clare Simpson 292454

Refused on 31/01/14 DELEGATED

1) UNI

The proposed rear extension would result in loss of historic detail and a loss of the appreciation of the original form, scale and mass of the principal building. The external works to the building would result in a loss of the historic and aesthetic significance of the building. Furthermore the visually heavy extension would appear unduly dominant and would upset the established rhythm along the rear of the terrace which has been created through the historic subservient rear extensions. The proposal would therefore harm the historic character and appearance of the building, wider terrace and Regency Square Conservation Area, contrary to policies QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed conversion of the property into nine residential units of 5 studio flats and four one bed flats is an over-intensive use of the site and would provide a poor size and mix of units. Furthermore the rear basement flat would have inadequate natural light, ventilation and outlook. The proposal would provide a cramped and unsatisfactory standard of residential accommodation, which would fail to meet the likely needs of future occupiers. The proposal is thereby contrary to policies HO3, QD27, SU2 and TR14 of the Brighton & Hove Local Plan.

BH2013/04039

Neo Hotel 19 Oriental Place Brighton

Conversion of existing hotel (C1) to form 5no studio flats and 4no one bedroom

flats (C3) with associated internal alterations to layout and external alterations including extension at second and third floor levels.

Applicant: Steph Harding

Officer: Clare Simpson 292454

Refused on 31/01/14 DELEGATED

1) UNI

The proposed rear extension would result in loss of historic detail and a loss of the appreciation of the original form, scale and mass of the principal building. The extension would result in an over-development of the building and site, and would be an unduly dominant addition to the prominent north and west / south-west elevations. The proposal is thereby contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan, and Supplementary Planning Documents 12, Design Guide for Extensions and Alterations, and, 09 Architectural Features.

2) UNI2

2. The proposed conversion of the internal spaces to form self-contained residential flats would result in the loss of original plan form and loss of original historic features of the building, particularly at ground and first floor levels of the building. The proposal is thereby contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2013/04041

Royal Albion Hotel 35 Old Steine Brighton

Internal alterations to form 11no guest rooms in basement.

Applicant: Britannia Hotels

Officer: Helen Hobbs 293335

Approved on 10/02/14 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 ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent of the Local Planning Authority.

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

BH2013/04054

43 Sillwood Street Brighton

Application for variation of condition 7 of application BH2005/02323/FP to state that the windows on the ground floor front elevation only shall be retained as painted softwood.

Applicant: Mr Mark Waters

Officer: Emily Stanbridge 292359

Refused on 31/01/14 DELEGATED

1) UNI

Condition 7 of planning application BH2005/02323/FP requires the retention of timber vertical sliding sashes with concealed trickled vents which retain the historic character and appearance of this building and wider street scene. The loss of these traditional features with the replacement of modern materials is considered to be an inappropriate alteration to this property which would cause demonstrable harm to the visual appearance of the dwelling and wider conservation area. The proposed variation of this condition is therefore contrary

to Policies QD14 and HE6 within the Brighton & Hove Local Plan and SPD09 Architectural Features.

BH2013/04086

Flat 8 6 Clarence Square Brighton

Replacement of existing timber framed windows.

Applicant: Miss Brewer

Officer: Oguzhan Denizer 290419

Refused on 13/02/14 DELEGATED

1) UNI

The proposed windows by virtue of their design, proportions and opening method would not reflect or be in keeping with timber sash windows present to lower floors of the building. The windows would therefore fail to preserve the character or appearance of the building or wider Regency Conservation Area. The proposal would thereby be contrary to policy HE6 of the Brighton & Hove Local Plan and SPD09 on Architectural Features.

BH2013/04219

2A Regency Mews Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 1no town house.

Applicant: Mr N Wafae

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 06/02/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/03492

Top Floor Flat 18 Clifton Street Brighton

Replacement of existing timber single glazed windows with UPVC double glazed windows (Retrospective).

Applicant: Randolph Morse

Officer: Robin Hodgetts 292366

Refused on 30/01/14 COMMITTEE

1) UNI

The UPVC windows, by virtue of their form and material finish incorporating the loss of original timber sash windows, represent a harmful alteration to the character and appearance of the building, terrace and wider Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the guidance in SPD09 & SPD12.

BH2013/03598

Pavilion Shop 4-5 Pavilion Buildings Brighton

Erection of timber furniture store on paved area in front of shop.

Applicant: Peyton and Byrne

Officer: Chris Swain 292178

Refused on 11/02/14 DELEGATED

1) UNI

The proposed development by reason of its design, materials, scale and siting would be an inappropriate addition to the street scene that would result in visual clutter and detract from the approach to the listed South Gate and harm the

setting of the listed Pavilion Buildings. The proposal would fail to preserve the appearance and character of the wider Valley Gardens Conservation Area. The proposals are thereby contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2013/03693

94-103 London Road Brighton

Display of internally illuminated and non-illuminated hanging signs.

Applicant: Watkin Jones Group

Officer: Andrew Huntley 292321

Refused on 31/01/14 DELEGATED

1) UNI

The proposed advertisements would, by virtue of their number, prominent siting, unsympathetic design, size and bulk, would result in a proliferation of extraneous visual clutter and detract from the character and appearance of the building and the surrounding area to the detriment of local amenity. In addition, the internal illumination of the cube advertisements would exacerbate the harm caused. Therefore, the proposal is contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document 07 'Advertisements'.

BH2013/03785

94-96 Lewes Road Brighton

Erection of three storey building comprising of offices at basement and ground floor and 2no one bedroom flats and 3no two bedroom flats at first and second floors.

Applicant: Abbey Property Management

Officer: Adrian Smith 290478

Refused on 18/02/14 DELEGATED

1) UNI

The proposed development, by virtue of its design and footprint consuming the majority of the site, and its relationship with the existing building at 94-96 Lewes Road in scale, form and design, represents an incongruous overdevelopment of the site that fails to take the opportunity to improve the general townscape quality of the area or provide suitable landscaping and amenity space for occupants of the development, contrary to policies QD1, QD2, QD3, QD15 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted to demonstrate that occupiers of the proposed development would not be exposed to harmful levels of noise, odour and pollutants from the adjacent main road and petrol station, to the detriment of their amenity and contrary to policies SU9, SU10 & QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of its scale and proximity to the existing building at 94-96 Lewes Road, would result in loss of light and the oppression of outlook to the basement flats, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03888

Brighton Dome Studio Theatre 29 New Road Brighton

Internal alterations to layout of existing bar including movement of entrance staircase and interior walls to accommodate existing disabled platform lift and new disabled toilet.

Applicant: Peyton and Byrne

Officer: Andrew Huntley 292321

Approved on 10/02/14 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.

BH2013/03948

37a Crescent Road Brighton

Replacement of existing UPVC front door with a timber door and installation and relocation of rooflights to rear roof slope and ground floor flat roof.

Applicant: Sam Willoughby

Officer: Adrian Smith 290478

Approved on 07/02/14 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	WILLOUGHBY .SP.01		20/11/2013
Existing floor plans	WILLOUGHBY .S01		20/11/2013
Existing elevations and section	WILLOUGHBY .S012		20/11/2013
Proposed floor plans	WILLOUGHBY .P01		20/11/2013
Proposed elevations and section	WILLOUGHBY .P01		20/11/2013

BH2013/03963

14 Dyke Road & 1 Wykeham Terrace Brighton

Internal alterations and installation of new entrance doors. (Part retrospective)

Applicant: Kerry Howard

Officer: Chris Swain 292178

Approved on 30/01/14 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 doors DX13, DX14 and DX15, as shown on plan No. WYTER1/02E shall be installed in accordance with the approved details within three months of the date of this approval and shall be retained as such thereafter.

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

BH2013/04018

27 Buckingham Close Bath Street Brighton

Replacement UPVC windows and door to rear elevation.

Applicant: Miss Rachel Sanders

Officer: Chris Swain 292178

Approved on 03/02/14 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			9 December 2013
Block plan			25 November 2013
Window details (No.1)			9 December 2013
Window details (Nos. 2, 3 & 4)			9 December 2013
Door details			9 December 2013
Window section details			9 December 2013

BH2013/04145

15 Pelham Square Brighton

Application for approval of details reserved by condition 3 of application BH2013/02974.

Applicant: Mr Andrew Walker

Officer: Chris Swain 292178

Approved on 30/01/14 DELEGATED

BH2013/04146

15 Pelham Square Brighton

Application for approval of details reserved by condition 3 of application BH2013/02973.

Applicant: Mr Andrew Walker

Officer: Chris Swain 292178

Approved on 30/01/14 DELEGATED

BH2013/04166

29-30 Surrey Street Brighton

Installation of new extract duct, replacement of existing window with timber window and door and erection of temporary free standing cold room to flat roof to rear elevation.

Applicant: Fuller Smith and Turner

Officer: Chris Swain 292178

Refused on 14/02/14 DELEGATED

1) UNI

The applicant has failed to provide sufficient information to demonstrate that the proposed plant/machinery would not result in unacceptable odours or noise disturbance to neighbouring residential occupiers. The proposal is therefore contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed flue, by reason of design, scale, materials and siting would constitute an incongruous and uncharacteristic element that disrupts the architectural integrity of the building. The proposed cold store and associated timber screen would further exacerbate the harmful appearance of the proposal. Overall, the proposed development would relate poorly to the existing building resulting in a significantly detrimental impact to the character and appearance of the building and the wider West Hill Conservation Area. The proposal is contrary to policies, QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide to Extensions and Alterations.

BH2013/04221

73 Roundhill Crescent Brighton

Erection of a single storey rear extension to second floor and associated alterations

Applicant: Jack Konarek

Officer: Chris Swain 292178

Approved on 06/02/14 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 plans and elevations	3410.EXG.01	G	12 December 2013
Proposed plans and elevations	3410.PL.01	C	12 December 2013

BH2013/04289

48 Queens Road Brighton

Display of externally illuminated fascia and hanging signs and non-illuminated canopy with lettering.

Applicant: The Julien Plumart Group

Officer: Wayne Nee 292132

Approved on 11/02/14 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.

BH2013/04290

48 Queens Road Brighton

Alterations to shop front incorporating new doors and stall riser, installation of tiles to forecourt, uplighters to replace existing and associated works.

Applicant: The Julien Plumart Group

Officer: Wayne Nee 292132

Approved on 11/02/14 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 plans	09-01		17 December 2013
Proposed plans	09-02		17 December 2013

BH2013/04321

35 Marlborough Place Brighton

Application for Approval of Details Reserved by condition 1 of application BH2013/03033.

Applicant: C Lewin

Officer: Anthony Foster 294495

Approved on 12/02/14 DELEGATED

BH2014/00033

90A & 90B Shaftesbury Road Brighton

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

Applicant: Dr John Fernley

Officer: Sue Dubberley 293817

Prior Approval is required and is refused on 17/02/14 DELEGATED

WITHDEAN

BH2012/02958

Land at rear of 48-50 Inwood Crescent Brighton

Erection of 2 no two bedroom three storey houses on land rear of 48-50 Inwood Crescent. (Retrospective)

Applicant: Mrs Karen Healey

Officer: Jason Hawkes 292153

Refused on 05/02/14 DELEGATED

1) UNI

Having regard to the close proximity and scale of the buildings in relation to the rear terrace of 48B Inwood Crescent, the proposal results in an unneighbourly form of development, a loss of outlook and an increased sense of enclosure to this terrace. The scheme is therefore considered to be detrimental to the amenity of the residents of 48B Inwood Crescent and is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

Having regard to the close proximity and scale of the buildings in relation to the lower rear windows of 48 & 50 Inwood Crescent, the proposal results in an unneighbourly form of development, a loss of outlook and an increased sense of

enclosure. The scheme is therefore considered detrimental to the amenity of the residents of 48B & 50 Inwood Crescent and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03772

284 Dyke Road Brighton

Conversion of property from flat and maisonette into three self contained flats (C3) incorporating rooflights to front and rear, parking and associated alterations.

Applicant: Mr Roman Lelic

Officer: Clare Simpson 292454

Approved on 11/02/14 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 and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

3) UNI

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

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

4) UNI

The development hereby approved shall not be occupied until the front garden area is laid out in accordance with drawing no.GA09A received on the 27th January 2014. The grassed landscaped area shown on the approved drawing shall thereafter be retained in accordance with this drawing.

Reason; In the interests of the visual amenities of the area and in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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

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

7) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate

confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) UNI

The development hereby permitted shall be carried out in accordance with 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 and location plan	GA01		13th November 2013
Existing Ground Floor	GA02		13th November 2013
Existing First Floor Plan	GA03		13th November 2013
Existing Second Floor Plan	GA04		13th November 2013
Existing Roof Plan	GA05		13th November 2013
Existing Front Elevation	GA06		13th November 2013
Existing Side Elevation	GA07		13th November 2013
Existing Rear Elevation	GA08		13th November 2013
Proposed Site and Block Plan	GA09	A	27th January 2014
Proposed Ground Floor	GA10		13th November 2013
Proposed First Floor Plan	GA11		13th November 2013
Proposed Second Floor Plan	GA12		13th November 2013
Proposed Roof Plan	GA13		13th November 2013
Proposed Front Elevation	GA14		13th November 2013
Proposed Side Elevation	GA15		13th November 2013
Proposed rear Elevations	GA16		13th November 2013

9) UNI

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

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

BH2013/03798

15 The Beeches Brighton

Erection of a single storey side extension incorporating conversion of existing garage.

Applicant: Mr & Mrs Olorenshaw

Officer: Christopher Wright 292097

Approved on 11/02/14 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			7 Nov 2013
Block Plan			7 Nov 2013
Proposed Plans and Elevations	2609/10	D	13 Nov 2013

BH2013/03998

Withdean Sports Complex Tongdean Lane Brighton

Application for approval of details reserved by conditions 4, 5 and 6 of application BH2012/02766.

Applicant: Brighton & Hove City Council

Officer: Mick Anson 292354

Approved on 06/02/14 DELEGATED

BH2013/04032

Varndean High School Balfour Road Brighton

Removal of existing bike shed and erection of single storey schoolhaus eco building with integrated solar panel roof.

Applicant: Varndean School

Officer: Clare Simpson 292454

Approved on 10/02/14 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			26th November 2013
Block Plan	UK2013-10-09 41/1001	A	26th November 2013
Proposed reception and office area 50m2	UK2013-10-09 41/2001	A	26th November 2013
Existing cycle shed	UK2013-10-09 41/2002	A	26th November 2013

BH2013/04075

5 The Parade Valley Drive Brighton

Replacement of existing crittall windows with UPVC double glazed windows and replacement of rear timber door with UPVC door.

Applicant: Ms Carolyn Oxonbury & Mr Murray Poole-Connor

Officer: Emily Stanbridge 292359

Approved on 04/02/14 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			13.12.2013
Synerjy brochure			13.12.2013
Schedule of photographs			13.12.2013
Window and door specification			13.12.2013

BH2013/04142

39B Whittingehame Gardens Brighton

Certificate of Lawfulness for proposed loft conversion with side dormer.

Applicant: Mr Christopher Heath

Officer: Robin Hodgetts 292366

Approved on 31/01/14 DELEGATED

BH2013/04160

7 Clermont Terrace Brighton

Replacement of existing timber door with stained glass timber framed door.

Applicant: Justin Lloyd

Officer: Helen Hobbs 293335

Refused on 05/02/14 DELEGATED

1) UNI

The proposed replacement door would be out of keeping with the character of the building and would harm the group value of the building and result in the loss of an original feature. As such the proposal would be detrimental to the historic character of the existing property and the character and appearance of the street scene and surrounding conservation area. The development is therefore contrary to policies QD14 & HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 on Architectural Features.

BH2013/04181

44 Reigate Road Brighton

Erection of two storey rear extension with decking, first floor Juliet balcony, gable end roof extension incorporating removal of chimney, front rooflight, side windows and rear dormer with access to roof terrace, side porch extension, revised fenestration and associated works.

Applicant: Mrs Anna Gripp

Officer: Steven Lewis 290480

Refused on 07/02/14 DELEGATED

1) UNI

The proposed roof extensions by reason of their bulk, scale and detailing would result in the unbalancing of pair of symmetrical semi detached houses and would harm the appearance of the street and visual amenity of the area, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed two-storey rear extension by reason of its form, siting, depth and detailing would harm the character and appearance of the building and wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

3) UNI3

The proposed two-storey rear extension by reason of its height, scale, bulk and siting would have a severe and harmful impact upon the amenities of adjacent occupiers resulting a loss of privacy, light, outlook and create harmful overlooking. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2013/04193

Blocks A & B Kingsmere London Road Brighton

Application for Approval of Details Reserved by Conditions 4, 6, 7, 8 and 9 of application BH2012/03673.

Applicant: Anstone Properties Ltd

Officer: Steven Lewis 290480

Split Decision on 05/02/14 DELEGATED

1) UNI

The details pursuant to conditions 4, 6 and 7 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 8 & 9 are NOT APPROVED for the reason(s) set out in section .

1. The application fails to demonstrate that the proposed cycle storage facility would meet the adopted standards of the Local Planning Authority contrary to

policy TR14 & TR19 of the Brighton & Hove Local Plan.

2) UNI2

The application fails to demonstrate an acceptable and accurate information and arboricultural method statement for the protection of existing trees upon the site contrary to policies QD1 and QD15 of the Brighton & Hove Local Plan.

BH2013/04311

16 Mill Rise Brighton

Erection of roof extension including new front dormer.

Applicant: Mr Michael Jordan

Officer: Oguzhan Denizer 290419

Refused on 12/02/14 DELEGATED

1) UNI

The proposed roof extension and front dormer would be an unduly bulky addition which would dominate the front roofslope of the property. This in turn 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 proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

BH2013/04328

1 Glen Rise Close Brighton

Demolition of existing garage and erection of part one part two storey side extension. Erection of two storey rear extension with associated external alterations including creation of a front entrance lobby.

Applicant: Mr Richard Eve

Officer: Steven Lewis 290480

Approved on 13/02/14 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 within the east or western elevations of the hereby approved extensions 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
Existing Plans/Elevations	2620-01		19/12/2013
Proposed Plans/Elevations	2620-02	A	19/12/2013
Location Block Plans	2620-03	A	19/12/2013

BH2013/04354

49 Valley Drive Brighton

Erection of a single storey rear extension to replace existing conservatory.

Applicant: Mr & Mrs Yelland

Officer: Helen Hobbs 293335

Approved on 17/02/14 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 elevations and plans, location and block plans	2673-01		20th December 2013

BH2013/04373

1 Herbert Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating rooflights to front and dormers to side and rear.

Applicant: Hayley Price

Officer: Robin Hodgetts 292366

Approved on 17/02/14 DELEGATED

BH2014/00184

77 Eldred Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to rear with juliette balcony and 1no rooflight to front.

Applicant: Mr & Mrs Haynes

Officer: Emily Stanbridge 292359

Approved on 19/02/14 DELEGATED

EAST BRIGHTON

BH2013/03477

15 Eaton Place Brighton

External alterations including installation of metal staircase with glass balustrading and metal handrail, replacement of timber casement window with door at first floor level to the rear.

Applicant: Michael Lipton

Officer: Chris Swain 292178

Refused on 30/01/14 DELEGATED

1) UNI

The proposal, by reason of design, scale and detailing would constitute an incongruous and uncharacteristic element to the rear, resulting in a detrimental impact to the character and appearance to the listed building and the wider listed terrace. The proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/03478

15 Eaton Place Brighton

Installation of metal staircase with glass balustrading and metal handrail, replacement of timber casement window with door at first floor level to the rear.

Applicant: Michael Lipton

Officer: Chris Swain 292178

Refused on 30/01/14 COMMITTEE

1) UNI

The proposal, by reason of design, scale and detailing would constitute an incongruous and uncharacteristic element to the rear, resulting in a detrimental impact to the character and appearance to the listed building and the wider East Cliff Conservation Area. The proposal is contrary to policies, QD14, HE1, and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by reason of its siting, design and scale would result in an unacceptably overbearing impact, a sense of enclosure and a loss of outlook to the rear of the ground and basement floor flat, 15A Eaton Place. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2013/04206

187 Eastern Road Brighton

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

Applicant: Mr Tim Williams

Officer: Anthony Foster 294495

Refused on 06/02/14 DELEGATED

BH2013/04272

St Marys Hall Eastern Road Brighton

Internal installation of air conditioning unit to ground floor of main building and associated external plant with underground pipes, timber enclosure and bollard.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 17/02/14 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 timber enclosure shall be stained in a colour to match the brick wall as closely as possible and shall only be fixed to the mortar joints of the east boundary brick wall against which it will be located and not the bricks themselves.

Reason: In the interests of the long term preservation of the wall and the setting of the Listed Building and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.

3) UNI

The timber enclosure shall be erected prior to the air conditioning unit becoming operational.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.

4) UNI

The external pipework attached to the Elliot Wing shall be painted in a colour to match the existing stucco colour.

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

BH2013/04314

3-4 Paston Place Brighton

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

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Christopher Wright 292097

Prior approval not required on 12/02/14 DELEGATED

HANOVER & ELM GROVE

BH2013/03657

17 Bernard Road Brighton

Change of use from single dwelling (C3) to house in multiple occupation (SG). (Retrospective)

Applicant: Millhouse Enterprises Ltd

Officer: Anthony Foster 294495

Refused on 30/01/14 DELEGATED

1) UNI

The change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Sui Generis) fails to support a mixed and balanced community and results in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The use is therefore contrary to policy CP21 part ii) of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal represents over intensification of the use of the property which was originally built as a modest 3 bed family dwelling. The occupation of the property with 7 bedrooms would result in a material increase in noise and disturbance that would cause harm to neighbouring amenity. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal by virtue of the lack of shared communal spaces within the property, restricted usable head height within the front bedroom at second floor within the roof space, resulting in cramped form of development providing a

substandard level of accommodation that would be detrimental to the residential amenity of future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03996

5A Brading Road Brighton

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

Applicant: Zoe Hillier

Officer: Emily Stanbridge 292359

Approved on 31/01/14 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
Window drawing			25.11.2013
Window opening method			25.11.2013
Evolve Brochure			24.01.2014
Window specification pages			24.01.2014

BH2013/04046

31 Melbourne Street Brighton

Erection of three storey block containing 5no self-contained flats.

Applicant: Mr E Barakat

Officer: Wayne Nee 292132

Refused on 30/01/14 DELEGATED

1) UNI

The proposed development, by reason of its design, scale, architectural detailing and height, would not sympathetically relate to either the modern development to the north of the site or to the traditional terraced properties to the south. The development would therefore fail to justify the loss of the visual gap which acts as a transition break between the two styles of development. As a result the proposed development would appear incongruent and overly dominant causing harm to the character of the street scene contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HO4.

2) UNI2

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2013/04141

Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue Brighton

Application For Approval of Details Reserved by Conditions 20 and 21 of application BH2010/01054.

Applicant: Denne Construction

Officer: Anthony Foster 294495
Approved on 17/02/14 DELEGATED

BH2013/04168

Flat 1 167 Queens Park Road Brighton

Replacement of existing double glazed UPVC bay window to the front ground floor level.

Applicant: Mr Simon Hodges
Officer: Chris Swain 292178

Approved on 12/02/14 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			9 December 2013
Product survey sheet			9 December 2013
Window design and cross section			9 December 2013

BH2013/04268

171 Elm Grove Brighton

Change of use from small House in Multiple Occupation (C4) with 4 bedrooms to a large House in Multiple Occupation (Sui Generis) with 8 bedrooms along with associated alterations including erection of a single storey rear extension and loft conversion incorporating rooflights to front and rear elevations.

Applicant: Mr Oliver Dorman
Officer: Sue Dubberley 293817

Refused on 13/02/14 DELEGATED

1) UNI

The proposed change of use to provide 8 bedrooms as a Sui Generis House in Multiple Occupation would, as a result of over-subdivision of the rooms and lack of shared communal space create a cramped form of accommodation which would fail to provide an acceptable standard of accommodation. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal represents over intensification of the use of the property effectively doubling the level of occupation. The occupation of the property with 8 bedrooms would result in a material increase in noise and disturbance that would cause harm to neighbouring amenity. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/04300

131 Islingword Road Brighton

Application for Approval of Details Reserved by conditions 5, 6, 7 & 8 of application BH2013/02995.

Applicant: CIP (Hampstead) Limited
Officer: Wayne Nee 292132
Split Decision on 13/02/14 DELEGATED

BH2013/04358

12 Pevensey Road Brighton

Change of use from a five-bedroom Small House in Multiple Occupation (C4) to a seven-bedroom House in Multiple Occupation (Sui Generis) with associated alterations including loft conversion incorporating rooflights to front and rear roof slopes.

Applicant: Mr Jack Konarek
Officer: Adrian Smith 290478

Approved on 18/02/14 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 approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan and existing plans, sections and elevations	3433.EX.01		23/12/2013
Proposed plans, sections and elevations	3433.PL.01	C	18/02/2014
Cycle store details	3433.PL.02		18/02/2014

HOLLINGDEAN & STANMER

BH2013/03916

33 Dudley Road Brighton

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

Applicant: Robert Chilvers
Officer: Wayne Nee 292132

Refused on 14/02/14 DELEGATED

1) UNI

The change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Class C4) would fail to support a mixed and balanced community and results in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The proposed use is therefore contrary to policy CP21 part ii) of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2013/04170

140 Hollingbury Road Brighton

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

Applicant: Mr Tom Arnold

Officer: Chris Swain 292178

Approved on 31/01/14 DELEGATED

BH2013/04236

Former Comet Store Pavilion Retail Park Lewes Road Brighton

Reconfiguration and extension of mezzanine floor.

Applicant: AVIVA Investors Ltd

Officer: Wayne Nee 292132

Approved on 10/02/14 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 mezzanine floor shall only be used for the retail sale (with ancillary storage) of DIY, home improvement, builders` merchants, garden and associated products, domestic electrical and gas goods, furniture, carpets, motoring, cycling and leisure products and for no other purpose (including any purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987, as amended, or any subsequent similar re-enactment).

Reason: To enable the Local Planning Authority to control the use of the premises as the use for any other purpose, including any other purpose in Use Class A1, may be injurious to the amenities of the area and established shopping centres within Brighton & Hove; and to comply with policies QD27, SR1 and SR2 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			13 December 2013
Existing plans	1149-035		13 December 2013
Interim plan	1149-037		13 December 2013
Proposed plans	1149-036		13 December 2013

MOULSECOOMB & BEVENDEAN

BH2013/04001**77 Widdicombe Way Brighton**

Erection of single storey rear extension and conversion of roof space incorporating front and rear rooflights.

Applicant: Mr M Shah

Officer: Adrian Smith 290478

Approved on 30/01/14 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 plan, block plan and existing plans and elevations	1114-03	A	25/11/2013
Proposed plans and elevations	1114-05	C	25/11/2013

BH2013/04057**Land Rear of 50 Baden Road Brighton**

Demolition of existing garage and erection of three storey 3 bedroom dwelling.

Applicant: Perth Securities

Officer: Sue Dubberley 293817

Approved on 11/02/14 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 or other alteration of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

The new dwelling hereby permitted shall be constructed to Lifetime Homes

standards prior to first occupation and shall be retained as such thereafter.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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.

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			27/11/13
Existing garage	2326/03		27/11/13
Proposed plans and elevations	2326/02		27/11/13
Proposed elevations			03/12/13

9) UNI

Prior to commencement of development full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished ridge heights of all buildings and structures have been submitted to and approved in writing by the

Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

Reason: to safeguard the amenities of nearby residential properties and to safeguard the character and appearance of the area, and to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2013/02152

Brooke Mead Albion Street Brighton

Demolition of existing buildings and erection of a part 6no storey and part 5no storey building providing 45 Extra Care residential units, with associated communal spaces, landscaping works, cycle and scooter parking and community facilities.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Approved after Section 106 signed on 12/02/14 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

Within 6 months of occupation of the development hereby approved, the applicant or developer shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (carers, staff, visitors, residents & suppliers).

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

3) UNI

Other than the dedicated walkways, balconies and roof terraces detailed on drawings nos 1694/P/103 rev P12 & 1694/P/105 rev P12 received on 25 November 2013, and drawing no 1694/P/106 rev P10 received on 8 November 2013, access to the flat roofs of the building hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

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

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

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. The Rating Level

and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

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

6) UNI

No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units/bed spaces;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider, or the management of the affordable housing (if no RSL involved) ;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the development meets the housing needs of the city and to comply with policies HO2 & HO3 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the provisions of the Town and County Planning (Use Classes) Order 2005 or any amendment thereto, the community facilities as detailed on drawing no.1694/P/100 rev P10 received on 08 November 2013 shall be retained solely for such use at all times

Reason: To allow the Local Planning Authority to control any subsequent change of use of the premises in the interests of retaining the community facilities within the scheme, to accord with policy HO20 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the provisions of the Town and County Planning (Use Classes) Order 2005 or any amendment thereto, the residential units hereby permitted shall be retained as extra care units at all times and shall not be used for any other use.

Reason: The development is deemed acceptable on the basis of the mix and type of housing proposed and its limited highways impact therefore the Local Planning Authority would wish to retain control over any subsequent change of use of these premises to comply with policies TR1, HO2, HO3 and QD27 of the Brighton & Hove Local Plan.

9) 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.

10) UNI

No development shall commence until details of screening to the balconies to flats 2.06, 2.10, 3.09 & 4.09 have been submitted to and approved in writing by the Local Planning Authority. The screens shall be erected prior to the first occupation of the development and shall thereafter be retained at all times.

Reason: In order to protect adjoining properties from overlooking and loss of privacy and to comply with policy QD27 of the Brighton & Hove Local Plan.

11) 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.

12) UNI

No development shall commence until a scheme for the protection of residents from road traffic noise 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

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

A completed pre-assessment estimator will not be acceptable.

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

14) 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.

15) UNI

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in accordance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and the operation of the school, to protect the

amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.

16) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping that has regard to annex 7 of SPD11 'Nature Conservation and Development'. The scheme shall include the areas of off-site landscaping detailed on drawing no. 1373-01 rev A received on 11 November 2013 and include details of all 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, and the provision of bird boxes.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 & QD17 of the Brighton & Hove Local Plan and SPD11 'Nature Conservation and Development'.

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 begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

19) UNI

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

20) UNI

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

retained as such thereafter.

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

21) 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.

22) UNI

No development shall commence until a scheme for the provision of a minimum of one dedicated parking space for sole use by carers of residents of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of care staff to the site and to comply with Local Plan policy TR1 and SPGBH4.

23) 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 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

24) UNI

The community facilities hereby permitted shall not be occupied until the sustainability measures detailed within the Energy Strategy Report received on 26 June 2013 relating to energy and water consumption 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 and water are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

25) 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.

26) UNI

The development hereby permitted shall not be occupied until the loading bay fronting Albion Street as detailed on drawing no. 1694/P/111 rev P10 received on 8 November 2013 has been fully implemented and made available for use. The loading bay shall be retained as such thereafter.

Reason: In order to ensure the safe operation of the development in accordance with policy TR7 of the Brighton & Hove Local Plan.

27) 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. A minimum of six units shall be built to wheelchair standards to the satisfaction of the Local Planning Authority.

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

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
Site location plan			11/11/2013
Proposed block plans	1694/P/010 1694/P/011	P10 P12	08/11/2013 25/11/2013
Existing plans	1694/P/050	P7	26/06/2013
Existing elevations	1694/P/060 1694/P/061 1694/P/062 1694/P/063	P7 P7 P7 P7	26/06/2013 26/06/2013 26/06/2013 26/06/2013
Proposed floor plans	1694/P/100 1694/P/101 1694/P/103 1694/P/104 1694/P/105 1694/P/106 1694/P/110	P10 P11 P12 P12 P12 P12 P10	08/11/2013 14/11/2013 25/11/2013 25/11/2013 25/11/2013 25/11/2013 08/11/2013
Proposed elevations	1694/P/300 1694/P/301 1694/P/302 1694/P/303	P10 P10 P12 P11	08/11/2013 08/11/2013 25/11/2013 14/11/2013
Proposed sections	1694/P/200 1694/P/201	P12 P10	25/11/2013 08/11/2013
Proposed context elevations	1694/P/020 1694/P/030	P12 P10	25/11/2013 08/11/2013
Proposed detailed section and elevations	1694/P/310 1694/P/311 1694/P/312	P7 P7 P7	26/06/2013 26/06/2013 26/06/2013
Proposed typical flat layout	1694/P/400	P4	26/06/2013
Off-site landscaping plan	1373-01	A	11/11/2013

BH2013/03547

56-58 St James's Street Brighton

Change of use of part of ground floor from professional services (A2) to café (A3) (Retrospective).

Applicant: Welstead Properties PLC

Officer: Sue Dubberley 293817

Approved on 03/02/14 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	P-207-20		17/10/2013
Ground floor	P-207-22		23/10/2013
As existing Ground floor	D.01		18/12/2013

2) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 23.00 on Mondays to Sundays.

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 access door from the café into the yard area shall remain shut during opening hours and customers shall not have access into the rear yard for either smoking or seating.

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

BH2013/03630

18B Margaret Street Brighton

Replacement of velux window with conservation style rooflight to rear providing access to new roof terrace at first floor level. Revised fenestration at front and rear.

Applicant: Mr & Mrs Steve Beadle

Officer: Adrian Smith 290478

Approved on 11/02/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan and block plan	Y054-A01		24/10/2013
Existing floor plans	Y054-A02		24/10/2013
Existing front elevation	Y054-A03		24/10/2013
Existing rear elevation	Y054-A04		24/10/2013
Existing side elevation	Y054-A05		24/10/2013

Existing sections	Y054-A06		24/10/2013
Proposed floor plans	Y054-D01	A	09/01/2014
Proposed front elevation	Y054-D02		24/10/2013
Proposed rear section	Y054-D03		24/10/2013
Proposed side elevation	Y054-D04	A	09/01/2014
Proposed section	Y054-D05	A	09/01/2014
Proposed rear elevation	Y054-D06	A	09/01/2014

BH2013/03885

Saunders Glassworks Sussex Place Brighton

Application for approval of details reserved by conditions 10(a) & (b), 15 (i)(a) and 19 of application BH2010/03791.

Applicant: Mr Sirus Taghan

Officer: Anthony Foster 294495

Split Decision on 17/02/14 DELEGATED

BH2013/04100

20 East Drive Brighton

Erection of single storey rear extension and alterations to fenestration.

Applicant: Mr & Mrs Sansbury

Officer: Adrian Smith 290478

Approved on 30/01/14 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 new window on the rear (south east) elevation hereby approved 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	203.100		03/12/2013
Existing floor plans	203.101		03/12/2013
	203.102		03/12/2013
Existing elevations and section	203.103		03/12/2013
Proposed floor plans	203.104	c	03/12/2013
	203.105	a	03/12/2013
Proposed elevations and	203.106	c	03/12/2013

section			
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BH2013/04264

32 Windmill Street Brighton

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating rear dormer with Juliet balcony and 4no rooflights to the front and rear.

Applicant: Mr & Mrs Glyn and Anna Huelin

Officer: Chris Swain 292178

Approved on 12/02/14 DELEGATED

BH2013/04286

13 Camelford Street Brighton

Installation of replacement rooflight to rear elevation. (Retrospective).

Applicant: Mr Chris Cage

Officer: Emily Stanbridge 292359

Refused on 11/02/14 DELEGATED

1) UNI

The proposed cabrio roof light by virtue of its size and design forms an unacceptable addition to the rear roof slope of this property. The proposed roof light significantly increases the size of the existing opening in relation to the modestly scaled rear roof slope, causing harm to the character and appearance of this listed building. Furthermore the use of a cabrio roof light causes further harm to this property, given its ability to project beyond the plane of the roof, increasing the prominence of this feature. As such the proposed alterations cause demonstrable harm to the character and appearance of this listed building are therefore contrary to policy HE1 within the Brighton & Hove Local Plan.

BH2013/04346

33A Upper Rock Gardens Brighton

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

Applicant: Mr Gerard Raimond

Officer: Adrian Smith 290478

Approved on 12/02/14 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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Site plan			20/12/2013
Block plan			20/12/2013
Existing plans and elevations	001		20/12/2013
Proposed plans and elevations	102	A	20/12/2013

BH2013/04385

14 Tower Road Brighton

Certificate of lawfulness for proposed conversion of existing garage into habitable living space, erection of single storey rear extension, replacement of roof tiles and other associated alterations.

Applicant: Nicky Lewis

Officer: Adrian Smith 290478

Approved on 13/02/14 DELEGATED

ROTTINGDEAN COASTAL

BH2013/03484

96 Longhill Road Brighton

Erection of new boundary wall with gates and door.

Applicant: Mr Richard White

Officer: Chris Swain 292178

Refused on 31/01/14 DELEGATED

1) UNI

The proposed development, by virtue of its height, materials, form, design and relationship to the existing front boundary, would result in an unsympathetic and overly dominant feature that would detract from the appearance and character of the property and this section of the Longhill Road street scene which is generally characterised by low front boundary treatment and soft vegetation. The development is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2013/03890

5 Tremola Avenue Saltdean Brighton

Erection of conservatory extension to rear elevation.

Applicant: Mr Benson

Officer: Andrew Huntley 292321

Approved on 11/02/14 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			15.11.2013
Block Plan			15.11.2013
Existing and Proposed Elevations and Floor Plans	10111-1		03.12.2013

BH2013/03908

68-70 High Street Rottingdean

Application for approval of details reserved by conditions 20ii and 21 of application BH2011/01773.

Applicant: Novus Properties

Officer: Wayne Nee 292132

Split Decision on 10/02/14 DELEGATED

BH2013/03974

29 Chailey Avenue Rottingdean Brighton

Formation of raised decking and access steps to garden to replace existing. (Retrospective)

Applicant: Mr M Brown

Officer: Sue Dubberley 293817

Approved on 12/02/14 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

Within 3 months of the date of this approval details of 1.8 metre high solid screening to the northern edge of the decking (between the application site and no. 31 Chailey Avenue) shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the approved details within one month of such approval and shall be maintained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			20/11/13
Existing and proposed decking	559-01		20/11/13

BH2013/04040

Flat 1 45 Sussex Square Brighton

Internal alterations to layout of flat and installation of external vents (part retrospective).

Applicant: Miss Susan Lockwood

Officer: Wayne Nee 292132

Approved on 31/01/14 DELEGATED

1) UNI

Notwithstanding the approved details, within 3 months of the date of this permission the external vents hereby approved shall be set flush with the external wall and shall be coloured to match the elevation.

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

2) UNI

All doors and architraves shall be re-used or the doors shall be traditionally constructed 4 panelled doors to match exactly that between bedroom 1 and the kitchen.

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.

BH2013/04197

39-40 Arundel Place Brighton

Demolition of existing factory (B2) and erection of a terrace of 3no three bedroom houses (C3), with conversion of lower ground floor area to form 1no two bedroom flat (C3).

Applicant: Creative Developments Ltd

Officer: Anthony Foster 294495

Approved on 05/02/14 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 - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

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.

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

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

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

6) UNI

No development shall take place until a survey report and a method statement setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, and including details of any temporary support and structural strengthening or underpinning works, shall have been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement.

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

7) UNI

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

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

8) UNI

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.

9) UNI

Development shall not commence until the following details have been submitted to and approved by the Local Planning Authority in writing;

- i) Windows and doors (1:20 sample elevations and 1:1 scale joinery sections) including detail of their opening methods, reveals, thresholds and cills
- ii) Pedestrian and vehicular gates (1:20 elevations and 1:1 scale joinery sections)
- iii) Guttering and downpipes,
- iv) Parapets and copings (1:2 sections)
- vii) all other architectural design features

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

10) UNI

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

11) 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.

12) UNI

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

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

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

13) UNI

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.

14) UNI

Notwithstanding the submitted drawings, the development hereby approved shall not be occupied until full details of the terraces to the first floor roof level, and third floor balconies, including proposed screening have been submitted to and approved in writing by the Local Planning Authority, these details are to include screening, extent of usable area, and balustrade. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority,

(i) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

16) UNI

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover on Arundel Place back to a footway by raising the existing kerb and footway.

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

17) 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.

18) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & site location Plans	01		11/12/2013
Existing ZARA survey	02		11/12/2013
Existing lower ground floor plan	03		11/12/2013
Existing ground floor plan	04		11/12/2013
Existing first floor plan	05		11/12/2013
Existing street elevations	06		11/12/2013
Existing street elevations	07		11/12/2013
Existing site sections	08		11/12/2013
Existing street elevations	09		11/12/2013
Existing street elevations	10		11/12/2013
Proposed block plan	11		11/12/2013
Proposed site plan	12		11/12/2013
Proposed ground floor	13		11/12/2013
Proposed first floor plan	14		11/12/2013
Proposed upper floor plan	15		11/12/2013
Proposed courtyard elevation	16	A	16/01/2014
Proposed Cross Section BB	17	A	16/01/2014
Proposed north elevation CC	18	A	16/01/2014
Proposed Cross Section DD	19	A	16/01/2014
Proposed side elevation	20	A	16/01/2014
Proposed side elevation	21	A	16/01/2014
Proposed Arundel Place elevation and access gates	22	A	16/01/2014
Existing and Proposed Eastern Road Elevation	23	A	16/01/2014
Proposed Eastern Place elevation and gates detail	24		16/01/2014

BH2013/04257

The Dene The Green Brighton

Replacement of 2no existing boiler flues to North West elevation.

Applicant: Teachers Housing Association

Officer: Chris Swain 292178

Approved on 10/02/14 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 disturbed masonry shall be good to match the existing elevation.

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

3) UNI

The proposed flues and associated brackets shall be painted to match the northern elevation of the building and shall be retained as such thereafter.

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

BH2013/04267

70 Greenways Brighton

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

Applicant: Mr Paul Nicholson

Officer: Robin Hodgetts 292366

Refused on 12/02/14 DELEGATED

1) UNI

The proposal by reason of its design, scale, the excessive depth of the rear extension, overall bulk and massing would result in a development which would appear over extended and fail to respect the spacing characteristics of the street scene, appearing cramped within the plot and out of scale with the surrounding development. It would appear overly dominant within the street scene and have an adverse visual impact on the appearance and existing character of the property and wider street scene. The proposal is therefore contrary to policies QD2, QD14 and SPD12.

2) UNI2

The proposed, side first floor windows due to their positioning would cause a perceived loss of privacy and harmful impact on the neighbouring property to the south. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/04288

57 Falmer Road Rottingdean Brighton

Application for Approval of Details Reserved by Condition 10 of Application BH2011/03204.

Applicant: Falmer Road Developments Ltd

Officer: Wayne Nee 292132

Approved on 11/02/14 DELEGATED

BH2013/04315

9 Northgate Close Rottingdean

Demolition of existing canopy and erection of new porch with associated canopy and external works.

Applicant: Mr & Mrs Taylor

Officer: Emily Stanbridge 292359

Approved on 14/02/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development or other operations shall commence on site until a scheme which provides for the retention and protection of the Cherry tree that is covered by Tree Preservation Order (No 21) 1998 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.

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 Plans (Existing)	3469.EXG.01		18.12.2013
Ground floor plan and elevations (Proposed)	3469.PL.01		18.12.2013
Sections	3469.PL.02		18.12.2013

WOODINGDEAN

BH2013/03206

132 The Ridgway Brighton

Replacement of existing conservatory with erection of two storey rear extension.

Applicant: Mr Carl Meek

Officer: Wayne Nee 292132

Refused on 18/02/14 DELEGATED

1) UNI

The proposed rear extension, by reason of its excessive projection from the rear wall of the dwelling, the design, roof form, and bulk would result in an unsympathetic and overly dominant addition that would relate poorly to the existing building and would detract from the appearance and character of the property and the wider surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/03713

81 Stanstead Crescent Brighton

Erection of single storey rear extension to replace workshop and shed.

Applicant: Mr Barry Mowett & Mr Barry Smith

Officer: Robin Hodgetts 292366

Approved on 30/01/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			05/11/13
Existing and proposed plans and elevations	PL 01	Rev A	30/10/13

BH2013/04203

11 Midway Road Brighton

Erection of a single storey rear extension with a pitched roof and associated external alterations and raised timber decking to west elevation and steps to rear.

Applicant: FCM Renovations Limited

Officer: Adrian Smith 290478

Approved on 10/02/14 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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or doors shall be constructed in the 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 plan and block plan			11/12/2013
Existing and proposed plans and elevations	1212013/01	A	11/12/2013

BH2013/04234

73 Crescent Drive North Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rear pitched roof extension with Juliet balcony and rooflights to front and rear.

Applicant: Mr & Mrs Perry

Officer: Chris Swain 292178

Approved on 07/02/14 DELEGATED

1) UNI

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

BRUNSWICK AND ADELAIDE

BH2013/03230

Flat 6 Crescent Court 28-29 Adelaide Crescent Hove

Internal alterations to layout of flat.

Applicant: Mr Nalin Perera

Officer: Helen Hobbs 293335

Approved on 31/01/14 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 months of the commencement of works hereby approved, the archway between the kitchen and dining room should be removed and the replacement rectangular opening as shown on drawing number 2A received on 20th January 2014. The external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

Any new internal doors should closely match the design and detailing of the existing original doors elsewhere in the property.

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

BH2013/03544

59 Western Road Hove

Display of internally illuminated fascia and projecting sign.

Applicant: Hidden Hearing

Officer: Guy Everest 293334

Approved on 18/02/14 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.

BH2013/03614

Basement Flat 71 Lansdowne Place Hove

Application for approval of details reserved by condition 2 of application BH2013/02184.

Applicant: Ideal Homeworks Ltd

Officer: Robert McNicol 292198

Approved on 31/01/14 DELEGATED

BH2013/04154

56a Brunswick Road Hove

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2013/02521.

Applicant: Neil Hutchinson

Officer: Jason Hawkes 292153

Approved on 31/01/14 DELEGATED

BH2013/04176

Flat 1 32 Adelaide Crescent Hove

Internal alterations to layout of flat.

Applicant: Rowland Absalom

Officer: Helen Hobbs 293335

Approved on 04/02/14 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 kitchen units and appliances shall be positioned so as not to conceal any window architraves or panelling, or any part of the chimney breast.

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

BH2013/04241

Flat 5 36 Adelaide Crescent Hove

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

Applicant: Sema & Mehmet Ugur

Officer: Helen Hobbs 293335

Approved on 07/02/14 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 works shall take place until full details of all new windows and their reveals and cills including 1:20 scale elevation drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance with the

approved details and retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	Y077-A01		13th December 2013
Existing and proposed external window elevations	Y077 D 03		13th December 2013

BH2013/04255

20 Western Road Hove

Internal alterations to first and second floors.

Applicant: Moretons Investments Ltd

Officer: Christopher Wright 292097

Approved on 18/02/14 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 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.

BH2013/04380

24 Chapel Mews Hove

Installation of 3no conservation style rooflights.

Applicant: Mr Hay & Mr Turvey

Officer: Helen Hobbs 293335

Approved on 17/02/14 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

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

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

Plan Type	Reference	Version	Date Received
Proposed plan	1490/1749		23rd December 2013
Existing plan	1490/1748		23rd December 2013

CENTRAL HOVE

BH2013/03694

76 Osborne Villas Hove

Reconstruction of ground and first floor level front bay windows.

Applicant: Zoe Brinkworth

Officer: Robin Hodgetts 292366

Approved on 03/02/14 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 render features such as cornicing and cills hereby permitted shall match exactly the existing in terms of material, colour, style, bonding and textures 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 windows hereby approved shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows to the building, and the windows shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed elevations and block and site plans	486(PL)1a		06/11/13

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.

BH2013/03882

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, 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 11/02/14 OTHER

1) BH01.05

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

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

2) 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.

3) UNI

Prior to the commencement of development on site, a sample of the proposed mesh fencing shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the agreed details and retained as such thereafter.

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

BH2013/03889

Flat 18 Bath Court Kings Esplanade Hove

Replacement of existing balcony doors with UPVC balcony doors (retrospective).

Applicant: Ms Foster

Officer: Andrew Huntley 292321

Approved on 17/02/14 DELEGATED

BH2013/03945

6 Blatchington Road Hove

Installation of rooflight to flat roof and creation of new lightwell following Prior Approval for change of use from offices (B1) to residential (C3) to form 2no self contained flats (BH2013/02167).

Applicant: T and L Holdings Ltd

Officer: Christopher Wright 292097

Approved on 31/01/14 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			19 Nov 2013
Block Plan			19 Nov 2013
Existing Plans	998.01		2 Dec 2013
Existing Elevations and Section A-A	998.02		2 Dec 2013
Proposed Plans	998.03	B	27 Jan 2014
Proposed Elevations	998.04		2 Dec 2013
Proposed Sections A-A, B-B & C-C	998.05		2 Dec 2013

BH2013/03977

15 Norton Road Hove

Removal of rear external fire escape steps, retaining platforms at first and second floors to form balconies and replacement of second floor door with sash window to side elevation.

Applicant: Headline Development Ltd

Officer: Liz Arnold 291709

Approved on 31/01/14 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 and Proposed Elevations	PL01		20th November 2013

BH2013/03988

55 St Aubyns Hove

Loft conversion to create 1no studio flat incorporating dormer and rooflight to front and two dormers to rear.

Applicant: Acornrent Ltd

Officer: Liz Arnold 291709

Refused on 14/02/14 DELEGATED

1) UNI

The small size and layout of the proposed residential unit would provide an inadequate and poor standard of accommodation and with a cramped and confined internal environment that would fail to provide adequate living conditions for future occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The addition of two rear dormers as proposed to the highly visible rear roof slope of the terrace would give the roof a cluttered appearance resulting in a development which would be of detriment to the visual amenities of the parent property, the related terrace, the Seafield Road street scene and the surrounding Old Hove and Cliftonville Conservation Area, contrary to policies QD1, QD2 and

QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2013/04227

Flat 5 Courtenay House Courtenay Terrace Hove

Internal alterations to layout.

Applicant: Mrs Jojo Moyes

Officer: Steven Lewis 290480

Approved on 04/02/14 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 new walls shall be scribed around all existing features including any skirting boards, dado rails, picture rails and cornices, and the existing features shall not be cut into or damaged. Any new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.

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

GOLDSMID

BH2013/03590

Flat 17 Bell Mead 124 Holland Road Hove

Insertion of rooflight to south roofslope.

Applicant: Mr Michael & Mrs Pauline Trigg

Officer: Guy Everest 293334

Approved on 03/02/14 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			25/10/2013
Proposed Rooflight siting (Photograph)			18/10/2013
Proposed Rooflight specification			25/10/2013

BH2013/03803

Flat 3 Denmark House 49 Denmark Villas Hove

Replacement of single glazing with double glazing using existing timber window frames and replacement timber balcony doors.

Applicant: Karina Knight

Officer: Emily Stanbridge 292359

Approved on 03/02/14 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			06.11.2013
Schedule of photographs			06.11.2013
Door opening	1		06.11.2013
Existing and replacement window 4 and 6	2		06.11.2013
Existing and replacement window 5	3		06.11.2013
Existing and replacement window 3	4		06.11.2013
Existing and replacement window 2	5		06.11.2013
Section of double glazing	6		06.11.2013
Opening method			06.11.2013
Brochure pages			06.12.2013

BH2013/04058

Flat 2 26 Hove Park Villas Hove

Erection of single storey rear extension, existing rear window replaced by French doors and installation of rear patio.

Applicant: G Somerville

Officer: Emily Stanbridge 292359

Approved on 30/01/14 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
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			Received
Location plan			27.11.2013
Block Plan			27.11.2013
Existing and proposed	01		27.11.2013

BH2013/04162

92 Goldstone Road Hove

Erection of a single storey rear extension.

Applicant: Viviana Doctorovich

Officer: Liz Arnold 291709

Approved on 03/02/14 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 Site Plan & Block Plan Plan Proposed Block Plan	144(10)001		6th December 2013
Existing Plan	144(20)001		6th December 2013
Proposed Plan	144(21)001	Rev. A	6th December 2013
Existing Section AA & Rear Elevation	114(30)001		6th December 2013
Proposed Section AA & Rear Elevation	144(31)001	Rev. A	6th December 2013

BH2013/04164

1 Addison Road Hove

Installation of additional rooflight to front elevation. (Part retrospective)

Applicant: Mr Peter Goodsman

Officer: Emily Stanbridge 292359

Refused on 07/02/14 DELEGATED

1) UNI

The proposed roof light by virtue of its size and position represents an inappropriate addition to this property. The addition of a third roof light to the front elevation creates a cluttered appearance and causes irregular spacing within the front roof slope. The installation of a third roof light to the front elevation has harmed the character and appearance of the host property and wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

BH2013/04175**27 Wilbury Crescent Hove**

Erection of dormers to side and rear, installation of 1no rooflight to front and infilling of first floor window to side.

Applicant: Stephen Strafford

Officer: Clare Simpson 292454

Approved on 30/01/14 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 Plans	057.EXG.01	A	10th December 2013
Sections and Elevations Existing	057.EXG.02		10th December 2013
Location, block and floor plans	0057.PL.10	C	10th December 2013
Sections and elevations	0057.PL.11	D	10th December 2013

BH2013/04256**141-143 Sackville Road Hove**

Change of Use from retail (A1) to beauty salon (Sui generis).

Applicant: Harriet Al Saed

Officer: Clare Simpson 292454

Approved on 10/02/14 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 and Site Location	TA7558/01		16th December

Plan			2013	
Existing Ground Floor Plan	TA7558/02	B	16th 2013	December
Existing Front elevation	TA7558/03		16th 2013	December
Proposed ground Floor Plan	TA7558/10	A	16th 2013	December
Proposed front elevation	TA7558/11		16th 2013	December

BH2013/04260

10 Goldstone Road Hove

Installation of 1no rooflight to the front and 3no rooflights to the rear.

Applicant: Mr David O'Connor

Officer: Emily Stanbridge 292359

Approved on 17/02/14 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
Proposed loft conversion	OC/O1	A	10.02.2014

BH2013/04335

70 - 71 Cromwell Road Hove

Display of externally illuminated fascia signs and hanging sign, internally illuminated poster cases and non illuminated poster cases.

Applicant: Spirit Pub Co

Officer: Jason Hawkes 292153

Approved on 13/02/14 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.

BH2014/00024

2 Melville Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.3m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.5m.

Applicant: Julian Fry

Officer: Helen Hobbs 293335

Prior approval not required on 12/02/14 DELEGATED

HANGLETON & KNOLL

BH2013/03982

20 Olive Road Hove

Demolition of existing buildings and erection of 2no three bedroom semi-detached bungalows with 2no parking spaces.

Applicant: Billaway Developments

Officer: Helen Hobbs 293335

Approved on 10/02/14 DELEGATED

1) BH01.01

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

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.

2) BH01.01

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

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

3) UNI

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

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

4) UNI

(i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

5) UNI

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

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

6) UNI

No development shall take place until details of boundary treatments (to the north, west and southern boundaries) have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed 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.

7) UNI

Notwithstanding the submitted plans no development shall take place until details of compliance with Lifetime Homes standards has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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

8) UNI

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

9) UNI

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

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

10) UNI

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

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

11) UNI

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

Authority.

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

12) UNI

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

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

Plan Type	Reference	Version	Date Received	
Site plan	01/1305569		21st	November 2013
Block plan	02/1305569		21st	November 2013
Existing plan survey	03/1305569		21st	November 2013
Existing plan	04/1305569		21st	November 2013
Photos of existing	05/1305569		21st	November 2013
Photos of existing	06/1305569		21st	November 2013
Photos of existing	07/1305569		21st	November 2013
Proposed ground floor plan	13/1305569		21st	November 2013
Proposed front and rear elevations	14/1305569		21st	November 2013
Proposed side elevations	15/1305569		21st	November 2013
Proposed visuals 1	16/1305569		21st	November 2013
Proposed visuals 2	17/1305569		21st	November 2013
Proposed ground floor plan dimensions	18/1305569		21st	November 2013
Proposed roof plan	19/1305569		21st	November 2013
Proposed sections	20/1305569		21st	November 2013
Existing plan	21/1305569		5th	December 2013
Commercial report			22nd	November 2013

13) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to

and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

BH2013/04059

5 Park Close Hove

Demolition of garage and erection of single storey rear extension.

Applicant: A O'Sullivan

Officer: Helen Hobbs 293335

Refused on 07/02/14 DELEGATED

1) UNI

The proposed extension, by virtue of its depth, bulk, siting and design, creates an incongruous and poorly related feature to the existing property, detracting from the character and appearance of the existing building and visual amenity enjoyed by neighbouring properties. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2013/04103

Hangleton Manor Hangleton Valley Drive Hove

Installation of glazed front entrance. (Retrospective)

Applicant: Hall & Woodhouse Ltd

Officer: Jason Hawkes 292153

Approved on 04/02/14 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 & Block Plan, Before & After 'Entrance' Floor Plan, Elevations & Photographs	PL1	A	20th December 2013
Before & After 'Entrance' Elevation, Door Section	PL2		20th December 2013

BH2013/04104

Hangleton Manor Hangleton Valley Drive Hove

Installation of glazed front entrance. (Retrospective)

Applicant: Hall & Woodhouse Ltd

Officer: Jason Hawkes 292153

Approved on 04/02/14 DELEGATED

BH2013/04144

Land to Rear of 88 Dale View Hove

Erection of 3no garages to the rear of the property.

Applicant: Mr David Biss

Officer: Steven Lewis 290480

Approved on 17/02/14 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 front paved area shall be made of porous materials and retained thereafter or provision shall be made and retained to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site

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

3) UNI

The garages hereby permitted shall be used for domestic purposes only and no trade or business shall be carried out therefrom.

Reason: To protect neighbouring residential amenity in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	DB/13/005		23/12/2013
Block Plan	DB/13/005		23/12/2013
Proposed Garages	DB/13/003		05/12/2013

5) UNI

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

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

BH2013/04174

Mill View Hospital Nevill Avenue Hove

Erection of steel mesh fence and retaining walls with associated landscaping to rear garden area.

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Liz Arnold 291709

Approved on 30/01/14 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 landscaping scheme detailed on drawing no. 8706/024B received on 13th December 2013 shall be carried out in the first planting and seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

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	8706/008	A	13th	December 2013
Existing Block Plan	8706/009		9th	December 2013
Proposed Block Plan	8706/010	D	13th	December 2013
Existing Site Plan	8706/020		9th	December 2013
Existing Elevations	8706/021		9th	December 2013
Proposed Site Plan	8706/02	B	13th	December 2013
Proposed Elevations	8706/025	B	13th	December 2013
Typical Fence Details	8706/030	A	9th	December 2013

BH2013/04222

The Bungalow 11 Hangleton Lane Hove

Erection of single storey front, side and rear extensions incorporating associated roof alterations.

Applicant: Mr Jerjes Philips

Officer: Steven Lewis 290480

Refused on 04/02/14 DELEGATED

1) UNI

The proposed extension, by virtue of its increased bulk, form and prominence within the street would represent an inappropriate addition to the property, which in addition to the previous extensions would incrementally over-develop the site and erode the open and green characteristic which positively contributes to the character and appearance of the Conservation Area and, to the setting of the adjacent Listed Buildings and walls, contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan and the guidance contained.

BH2013/04282

121 Hangleton Valley Drive Hove

Erection of single storey front extension incorporating other associated alterations.

Applicant: Mr & Mrs Bradley

Officer: Helen Hobbs 293335

Refused on 12/02/14 DELEGATED

1) UNI

The proposed extension, by virtue of its design, siting and roof form, would form an inappropriate and incongruous addition that would poorly relate to the main dwelling. Furthermore it would result in an overdeveloped appearance to the

property and as such would detract from the character and appearance of the existing property and street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12 Design Guide on Extensions and Alterations.

BH2014/00035

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 3.65m, and for which the height of the eaves would be 2.15m.

Applicant: Tracey Brockbank

Officer: Clare Simpson 292454

Prior approval not required on 13/02/14 DELEGATED

BH2014/00179

5 Rowan Avenue Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Barry Knight

Officer: Emily Stanbridge 292359

Approved on 18/02/14 DELEGATED

SOUTH PORTSLADE

BH2013/03774

Portslade Town Hall Victoria Road Portslade

Alterations including ramped access to East, West and South elevations, two storey extension enclosing new staircase to South elevation, change of use of first floor living accommodation to open-plan office.

Applicant: Brighton & Hove City Council

Officer: Wayne Nee 292132

Approved on 30/01/14 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

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 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
Block plan	002		05 November 2013
Existing plans	003		05 November 2013
Proposed plans	004		05 November 2013
Existing elevations	005		05 November 2013
Proposed elevations	006		05 November 2013
Existing landscape plan	007		05 November 2013
Proposed landscape plan	008		05 November 2013
Site plan	001		05 November 2013

BH2013/04019

Former Infinity Foods Site 45 Franklin Road and 67 67a & 67b Norway Street Portslade

Application for approval of details reserved by condition 15 of application BH2013/01278.

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Approved on 31/01/14 DELEGATED

BH2013/04021

Former Infinity Foods Site 45 Franklin Road and 67 67a & 67b Norway Street Portslade

Application for approval of details reserved by condition 14 of application BH2013/01278.

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Approved on 31/01/14 DELEGATED

BH2013/04025

Former Infinity Foods Site 45 Franklin Road and 67 67a & 67b Norway Street Portslade

Application for approval of details reserved by condition 27 of application BH2013/01278.

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Refused on 31/01/14 DELEGATED

1) UNI

Insufficient information relating to finished floor, eaves and ridge levels has been submitted to discharge the details required by condition 27 of application BH2013/01278.

BH2013/04026

Former Infinity Foods Site 45 Franklin Road and 67 67a & 67b Norway Street Portslade

Application for approval of details reserved by condition 29 of application BH2013/01278.

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Split Decision on 03/02/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 29(i)(a) and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 29(i)(b) & (ii) are NOT APPROVED

2) UNI2

Insufficient information has been submitted in order to discharge part 29(i)(b) and (ii).

BH2013/04309

4 Lincoln Road Portslade

Erection of a single storey outbuilding in rear garden.

Applicant: Ms L McRory

Officer: Helen Hobbs 293335

Approved on 12/02/14 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 outbuilding 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 survey, block plan and location plan	31901	A	18th December 2013
Block plan	319/02		18th December 2013
Planning, elevations, block and site plan	319 50	B	18th December 2013
Proposed ground floor plan	319 55	B	18th December 2013
Proposed roof plan	319 56	B	18th December 2013

HOVE PARK

BH2013/03591

267 Dyke Road Hove

Application for approval of details reserved by conditions 6, 10 and 11 of application BH2013/02858.

Applicant: Mr Simon Cheesman

Officer: Adrian Smith 290478

Approved on 14/02/14 DELEGATED

BH2013/03606

Cardinal Newman Catholic School The Upper Drive Hove

Application for Approval of Details Reserved by Conditions 6, 11 and 15 of application BH2013/01693.

Applicant: The Governors of Cardinal Newman Catholic School

Officer: Jason Hawkes 292153

Split Decision on 31/01/14 DELEGATED

1) UNI

The details pursuant to conditions 11 & 15 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 6 are NOT APPROVED for the following reason:

1. Without the submission of BRE issued Interim / Design Stage Certificate demonstrating that the development will meet a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' of relevant BREEAM assessment for all non-residential development, the requirements of condition 6 cannot be discharged.

BH2013/03702

17 Hill Drive Hove

Erection of 4no bedroom house with garage to replace existing bungalow.

Applicant: Jonathan Paxton

Officer: Clare Simpson 292454

Refused on 30/01/14 COMMITTEE

1) UNI

The development by reason of its design, scale and detailing would appear unduly dominant and create a contrast and sense of bulk which, in relation to adjoining properties and the wider surrounding area, would harm the existing character and appearance of Hill Drive. The development therefore fails to respond sufficiently to the character and appearance of the existing built environment, and is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The development by virtue of the bulk and form projecting significantly to the rear curtilage of the property would be visually intrusive and cause an increased sense of enclosure for occupiers of no.19 Hill Drive and is contrary to policy QD27 of the Brighton & Hove Local Plan

BH2013/03703

6 The Drove Hove

Application for approval of details reserved by conditions 8, 13, 15 and 16 of application BH2013/01619.

Applicant: Lancing College Preparatory School

Officer: Steven Lewis 290480

Approved on 13/02/14 DELEGATED

BH2013/03716

6 Hove Park Gardens Hove

Erection of detached garage with pitched roof.

Applicant: Mr J Foot

Officer: Jason Hawkes 292153

Approved on 03/02/14 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 planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

3) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping along the western boundary adjacent to the garage hereby approved, including 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.

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			31st October 2013
Block Plan			31st October 2013
Proposed Garage	9531/3	B	24th January 2013

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.

BH2013/03759

16 Benett Drive Hove

Remodelling of dwelling incorporating roof extensions, front and rear dormers, rooflights and rear balcony. Erection of single storey side extension, single storey rear extension, raised terrace with steps to garden and associated works. (Amendments).

Applicant: Mr & Mrs Thomas

Officer: Liz Arnold 291709

Approved on 17/02/14 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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no window, other than those expressly authorised by this permission, shall be constructed in the eastern elevation of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

3) UNI

The windows in the eastern elevation of the hereby approved single-storey rear extension 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
Block and Site Location Plan	TA 739/01		05/11/2013
Existing Floor Plans	TA 739/02		05/11/2013
Existing Sections and Elevations	TA 739/03		05/11/2013
Existing Elevations	TA 739/04		05/11/2013
Proposed Floor Plans	TA 739/10	C	07/01/2014
Proposed Sections and Elevations	TA 739/11	C	07/01/2014
Proposed Elevations	TA 739/12	C	07/01/2014

5) UNI

Notwithstanding the submitted plans the balustrading to the east and western edges of the hereby approved rear terrace and dormer balcony shall be of obscured glazing. The terrace and balcony areas shall not be brought into use until the obscured balustrading has been installed. The balustrading 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.

BH2013/03763

25 The Drove Hove

Installation of glass balustrade at second floor level.

Applicant: Mr A Standing

Officer: Emily Stanbridge 292359

Refused on 30/01/14 DELEGATED

1) UNI

The proposed second floor terrace would result in the use and likely placing of domestic items on the roof of the building which would be harmful to the appearance of the building and the character and appearance of the area, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed second floor roof terrace would result in the significant loss of amenity for the residents of the adjacent property at No.27 The Droveaway by way of direct overlooking and loss of privacy, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03816

BHASVIC 205 Dyke Road Hove

Construction of a new 3no storey teaching block located on the existing upper car park between College House and the main building on Dyke Road, provision of a new service area to provide access for deliveries and refuse vehicles located to the north of College House on Dyke Road, refurbishment of the existing refectory and staff room in the Link Building, installation of CCTV cameras and creation of a new landscaped area.

Applicant: BHASVIC

Officer: Clare Simpson 292454

Approved after Section 106 signed on 18/02/14 DELEGATED

1) UNI

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

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

2) UNI

Within 3 months of occupation of the new building hereby approved, the college or developer shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers).

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

3) UNI

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

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

4) UNI

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

Reason: To safeguard the amenities of the occupiers of neighbouring properties

and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) 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 employees 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.

6) UNI

The development shall be carried out in strict accordance with Arboriculture Development Statement submitted by CBA Trees and received on the 5th December 2013. This shall specially include the measures outlined in the Arboriculture/Construction Method Statement. All tree protection measures outlined in this report shall be put in place prior to development commencing and shall be retained in place throughout the construction period.

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.

7) UNI

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

- i) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (a) above that any remediation scheme required and approved under the provisions of (i) (a) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation).

Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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.

8) UNI

No development shall take place until samples of the materials (including brick, copper cladding glazing and rainscreen panels) 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

Unless otherwise agreed in writing, no development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of

relevant BREEAM assessment within overall 'Excellent' of relevant BREEAM assessment 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.

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

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossovers on Dyke Road as detailed above back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

12) UNI

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.

13) 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.

14) UNI

Unless otherwise agreed in writing, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use

of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Plan	P100	B	11th November 2013
Proposed Site Plan	P101	D	11th November 2013
Proposed Site Plan	P104	M	11th November 2013
Proposed Block Plan	P107	C	11th November 2013
Location Plan	P108	B	11th November 2013
CCTV location Site Plan	P109	A	11th November 2013
Existing Basement Floor Plan	P200	A	11th November 2013
Existing Ground Floor Plans	P201	B	11th November 2013
Existing First Floor Plan	P202	B	11th November 2013
Existing Second Floor Plans	P203	A	11th November 2013
Proposed Infill Block Ground Floor	P258	N	11th November 2013
Proposed Infill Block First Floor	P259	K	11th November 2013
Proposed Infill Block Second Floor	P260	I	11th November 2013
Proposed Infill Block Roof plan	P261	I	9th January 2014
Proposed link Building Ground Floor	P262	D	11th November 2013
Proposed Infill-Block section AA-BB	P263	C	11th November 2013
Proposed elevations	P265	I	9th January 2014
Existing elevations	P266	A	11th November 2013
Contextual Elevations	P267	D	11th November 2013
Existing Link building Ground Floor	P278		11th November 2013
Proposed elevations -Sculptural Boundary Treatment	P279	A	11th November 2013
Proposed elevations showing	P282		9th January 2014

Ground Floor Elevation			
Proposed Elevations Showing Roof mounted services	P283		9th January 2014
Landscape Masterplan 1 of 2	1500-1001		11th November 2013
Landscape Masterplan 2 of 2	1500-1002		11th November 2013

BH2013/04010

25 Tredcroft Road Hove

Creation of additional storey to existing bungalow incorporating two storey rear extension. Single storey rear extension, alterations and extension to garage and associated works.

Applicant: Declan Roche

Officer: Jason Hawkes 292153

Approved on 10/02/14 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 written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan, policy WMP3 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

3) UNI

The rooflights in the east facing roofslopes shall be obscure glazed and thereafter retained as such.

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

4) UNI

The front tree to be retained on site shall be protected to standard BS 5837 (1991) and (2005) during the works and retained as such thereafter.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			25th November 2013

Existing Plans	01		25th 2013	November
Existing Plans & Sections	02		25th 2013	November
Proposed Block Plan	2D		25th 2013	November
Existing Elevations	03		25th 2013	November
Proposed Ground Floor Plan	3D		25th 2013	November
Existing Elevations	04		25th 2013	November
Proposed First Floor Plan	4D		25th 2013	November
Proposed Roof Plan	5E		17th January	2014
Proposed Rear Elevation	6E		17th January	2014
Proposed East & West Elevations	7D		25th 2013	November
Proposed Sections	8D		25th 2013	November

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 first floor windows shall be installed to the side east facing elevation of the proposed dwelling 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, for this reason the Local Planning Authority would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/04049

16 Woodland Avenue Hove

Enlargement of existing garage and erection of part one, part two storey side extension.

Applicant: Mr & Mrs P Instone

Officer: Helen Hobbs 293335

Refused on 10/02/14 DELEGATED

1) UNI

The proposed side and rear extension would, by reason of the scale, roof form, design and detailing, have an unduly dominant and discordant visual relationship with the recipient property and the character and appearance of the locality, to the detriment of visual amenity. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2013/04078

24 Tongdean Road Hove

Erection of single storey side extension to replace existing conservatory and single storey rear extension at basement level. Conversion of garage to habitable living space, erection of garage and carport to rear, alterations to fenestration and associated works.

Applicant: Mrs Lucy Davis

Officer: Steven Lewis 290480

Approved on 30/01/14 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	BD523 - LP01		02/12/2013
Block Plan	BD523 BP01		18/12/2013
Existing elevation	EE01 - 1,2,3,4	E	18/12/2013
Existing Garage Elevations	EE01 - 1,2,3,4	E	18/12/2013
Existing Basement and Ground Floor Plans	EP01 - 0,1		02/12/2013
Existing First, Second and Roof Plans	EP01 - 2,3,4		02/12/2013
Proposed Elevations	PE01-1,2,3,4	E	18/12/2013
Proposed elevations of music room, carport and bike store	PE01-1,2,3,4	E	18/12/2013
Proposed basement and ground floor plans	PP01- 0,1	D	02/12/2013
Proposed first, second and roof plans	PP01, 2,3,4	D	02/12/2013

BH2013/04091

89 Queen Victoria Avenue Hove

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

Applicant: Mr Brian Ward

Officer: Helen Hobbs 293335

Refused on 14/02/14 DELEGATED

1) UNI

The proposed side extension, by virtue of its size, design and siting would form an inappropriate and incongruous addition that would poorly relate to the main dwelling and result in an unbalanced appearance. Overall the proposal would detract from the character and appearance of the existing property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/04117

9 Orchard Gardens Hove

Erection of part one, part two storey rear extension.

Applicant: Mr Marshall Matthews

Officer: Christopher Wright 292097

Approved on 13/02/14 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 or south facing side elevations of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	388/P1		4 Dec 2013
Existing Plans	388/P2		4 Dec 2013
Existing Elevations	388/P3		4 Dec 2013
Proposed Plans	388/P4		4 Dec 2013
Proposed Elevations	388/P5		4 Dec 2013

BH2013/04132

British Engineerium The Drove Way Hove

Application for variation of conditions 2 and 3 of application BH2013/01718 (Erection of temporary ice rink within the Engineerium grounds from October to February for a one year period commencing October 2013. Ancillary structures to include skate hire and shop and associated plant.) to state the use hereby permitted shall only take place between the 1st October 2014 and 28th February 2015 and the application site shall be restored to its condition immediately prior to the use commencing on or before 14th March 2015.

Applicant: The British Engineerium Ltd

Officer: Helen Hobbs 293335

Approved on 11/02/14 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
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Plan as Existing	1967/1	A	04/12/2013
Elevations as Existing	1967/2	A	04/12/2013
Block Plan	1967/3	A	04/12/2013
Site Location Plan	1967/4	A	04/12/2013
Plan as Proposed	1967/11	C	04/12/2013
Elevations as Proposed	1967/12	C	04/12/2013
Marquee Elevations as Proposed	1967/13	B	04/12/2013
Crown and Branch Spread Tree Constraints Plan			04/12/2013
Root Protection Area Tree Constraints Plan			04/12/2013
Category Grading Plan			04/12/2013

2) UNI

The use hereby permitted shall only take place between 1st October 2014 and 28th February 2015 after when the use shall be permanently discontinued.

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

3) UNI

The application site shall be restored to its condition immediately prior to the use commencing on or before 14th March 2015.

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

4) UNI

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

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

5) UNI

The development hereby permitted shall not be brought into use until details of secure 2 cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the development hereby permitted being first brought into use and shall thereafter be retained for use at all times.

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

6) UNI

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

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

7) UNI

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

Reason: To protect trees which make an important contribution to the character

and appearance of The Engineerium Conservation Area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

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

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

10) UNI

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

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

BH2013/04147

99 Old Shoreham Road Hove

Change of use from retail (A1) to tanning studio (sui generis).

Applicant: Mr David Tamplin

Officer: Andrew Huntley 292321

Approved on 05/02/14 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 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.

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			11.12.2013
Block Plan			05.12.2013
Existing Floor Plan			11.12.2013
Proposed Floor Plan			11.12.2013

BH2013/04310

60 The Drove Hove

Erection of detached garage/home office to rear and creation of crossover from Bishops Road with new entrance gates and pier.

Applicant: Mr George Laurence

Officer: Jason Hawkes 292153

Refused on 18/02/14 DELEGATED

1) UNI

The proposed garage, by virtue of its excessive size and design in a prominent position, would form an incongruous and unsympathetic feature poorly related to the appearance of the adjacent buildings which would be detrimental to the visual amenity of the surrounding area. The proposal would therefore be contrary to the objectives of development plan policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan and to SPD12: Design Guide for Extensions and Alterations.

2) UNI2

Due to the position and bulk of the garage, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to a ground floor habitable room at 10 Bishops Road with a north facing window. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan.

BH2013/04324

157 Shirley Drive Hove

Gable end roof extension to front incorporating increased ridge height, balcony with French doors and associated alterations.

Applicant: Mr Phil Keating

Officer: Sonia Gillam 292265

Refused on 17/02/14 DELEGATED

1) UNI

The development, by virtue of its design, form, height and bulk, would fail to emphasise and enhance the positive qualities and characteristics of the area and would instead appear out of scale and character with adjoining properties in this section of Shirley Drive. The resulting dwelling would appear unduly dominant and would have a detrimental impact on the character and appearance of the property and wider street scene. The proposal would thereby be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2013/04356

48 Hill Brow Hove

Application for Approval of Details Reserved by Condition 3 of application BH2013/00032.

Applicant: Mr Anthony Nelson

Officer: Helen Hobbs 293335

Approved on 17/02/14 DELEGATED

BH2013/04372

4 Benett Drive Hove

Enlargement of existing first floor dormer on front elevation.

Applicant: Mr Andrew Herrington

Officer: Helen Hobbs 293335

Refused on 17/02/14 DELEGATED

1) UNI

The proposed front dormer, by virtue its design and excessive size, would form an overly dominant and incongruous feature that would harm the character and appearance of the existing property, street scene and wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

WESTBOURNE

BH2013/03672

43 Lawrence Road Hove

Erection of single storey side extension and increase in total number of children accommodated by the day nursery formerly approved under application BH203/01597 from 18 children in total to 21 children in total (15 children on the ground floor of the dwellinghouse and 6 children in the detached annex).

Applicant: Mr Tony Franco

Officer: Christopher Wright 292097

Approved on 03/02/14 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 number of children attending the day nursery use hereby permitted shall not exceed 21 at any time, with a maximum of 6 children accommodated within the detached annex building and 15 children at ground floor level within the main dwelling.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

4) UNI

Outdoor play sessions in connection with the day nursery use hereby permitted shall be restricted to within the hours of 09.00 and 17.00 Monday to Friday inclusive with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

5) UNI

The 1.8m to 2m high side boundary wall between the flank wall of the extension and Reynolds Road as shown on drawing no. 2012.80.02b Revision D received on 24 January 2014, shall be retained as existing, or, if removed or damaged, shall be repaired or reinstated to match existing, prior to occupation of the extension hereby permitted.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12: Design Guide for Extensions and Alterations.

6) UNI

The premises shall be used for the use described by this planning permission only and for no other purpose (including any other purpose in Classes C3 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The local planning authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan 2005.

7) UNI

Unless otherwise approved in writing by the local planning authority, the rooms allocated for residential purposes on the first floor and within the roof space, as indicated on drawing no. 2012.80.02b Rev. D received on 24 January 2014, shall be retained as such and shall not be used as part of the day nursery.

Reason: In order to protect the stock of residential accommodation within the city, in accordance with policy HO8 of the Brighton & Hove Local Plan 2005.

8) UNI

The use hereby authorised shall not commence until a management plan for the use of the outside space has been submitted to and approved in writing by the local planning authority. The use shall operate in accordance with the approved management plan thereafter.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan 2005.

9) UNI

The use hereby authorised shall not be occupied until a Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include such commitments as are considered appropriate and should include as a minimum the following initiatives:-

- (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use;
- (ii) A commitment to reduce carbon emissions;
- (iii) Increase awareness of and improve road safety and personal security;
- (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses;
- (v) Identify targets focused on reductions in the level of car use;
- (vi) Identify a monitoring framework to enable the Travel Plan to be reviewed and updated as appropriate;
- (vii) Following an annual survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets;
- (viii) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan;
- (ix) Provide details of arrangements to ensure the safe pick up and drop off of children.

Reason: To ensure the promotion of sustainable forms of travel by means other than the private motor vehicles and comply with policies TR1 and TR4 of the

Brighton & Hove Local Plan 2005.

10) UNI

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

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

11) UNI

The premises shall not be used as a day nursery except between the hours of 08.00 to 18.00 Monday to Friday inclusive, with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

12) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			28 Oct 2013
Block Plan			28 Oct 2013
Existing Ground, First Floor Layouts and Elevations	2012.80.01b	A	28 Oct 2013
Proposed Ground, First Floor Layouts and Elevations	2012.80.02b	D	24 Jan 2014

13) UNI

No amplified music or musical equipment shall be used in the outdoor play area in connection with the day nursery use hereby permitted.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/03685

24A Westbourne Place Hove

Variation of condition 2 of BH2012/03330 (Conversion of outbuilding into a 1no one bedroom mews cottage (revised plans)) to show single storey extension and revised fenestration to proposed cottage.

Applicant: Park Avenue Estates Ltd

Officer: Clare Simpson 292454

Approved on 14/02/14 DELEGATED

1) UNI

The external layout and boundaries (including the 1.8 metre high boundary wall) of the two respective properties as shown on the drawings hereby approved shall be retained.

Reason: For the avoidance of doubt as the red line of the application site covers both dwellings and to ensure sufficient outdoor amenity space is retained for each property, to comply with policies HO5, SU2, TR14, TR1, QD14 and QD27.

2) UNI

No extension, enlargement or other alteration of the existing dwellinghouse at 24

Westbourne Place or the proposed dwellinghouse at 24a Westbourne Place as provided for within Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

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

Reason: To ensure that adequate parking provision is retained and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, external elevations of the new house shall be finished in painted render for the walls, with natural slate to the pitched roofs and timber-framed with aluminium facing fenestration as outlined in approved application BH2012/03330 and retained as such thereafter.

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

5) UNI

The new dwelling hereby permitted shall be constructed to Lifetime Homes standards and shall be retained as such thereafter.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block plan	Y084-A01		29th October 2013
Existing Floor Plans	Y084-A02		29th October 2013
Existing elevations	Y084-A03		29th October 2013
Existing Sections	Y084-A04		29th October 2013
Consented Floor Plan	Y084-A05		29th October 2013
Consented Elevations	Y084-A06		29th October 2013
Consented Sections	Y084-A07		29th October 2013
Proposed floor plan	Y084-D01	A	29th November 2013
Proposed elevations	Y084-D02	A	29th November 2013
Proposed Sections	Y084-D03		29th October 2013

7) UNI

Notwithstanding the cycle stores indicated on the approved drawings, the development hereby permitted shall not be commenced until details of additional

secure cycle parking facilities for the occupants of, and visitors to, the existing and proposed dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: There is insufficient space for the refuse/cycle stores as shown on the submitted plans to meet both needs adequately, to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

The development hereby permitted shall not be occupied until the sustainability measures [air source heat pumps, locally sourced materials, timber certified from sustainable sources, natural materials, water butts, garden irrigation and sustainable drainage techniques, recycling provision, insulation and efficient boiler] detailed within the Sustainability Checklist received on 18th October 2012 have been used and fully implemented, and such measures shall thereafter be retained as such.

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

9) UNI

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

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

10) UNI

The development hereby permitted shall be commenced before 24/06/2016.

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

11) 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.

BH2013/03828

Flat 3 21 Langdale Gardens Hove

Replacement UPVC windows to side and rear at first floor level and to rear dormer, replacement timber door and window to front dormer, and replacement first floor timber sash window to front.

Applicant: Mr A Goodwin

Officer: Christopher Wright 292097

Approved on 31/01/14 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved first floor bay window to the front elevation shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents.

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

3) UNI

The hereby approved second floor window and door to the front elevation shall be painted softwood.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Elevations	5787/01		11 Nov 2013
Proposed Elevation	5787/02A	A	29 Jan 2014
Site Location and Block Plan	5787/03		11 Nov 2013
Timber Sash Windows Cord and Weight Windows	5787/04		11 Nov 2013
uPVC Casement Windows	5787/05		11 Nov 2013
Email from Agent			29 Jan 2014

BH2013/03915

Co-op Welcome 67-71 Portland Road Hove

Installation of timber fence to side elevation to form trolley store.

Applicant: The Co-operative Group

Officer: Helen Hobbs 293335

Refused on 03/02/14 DELEGATED

1) UNI

The proposed trolley storey, due to its siting, design and materials would result in an highly prominent and inappropriate addition, to the detriment of the existing property, street scene and surrounding area. As such the proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/04072

Bluebird Court 12-14 Hove Street Hove

Replacement of existing UPVC windows and doors with UPVC double glazed units.

Applicant: Raglan HA

Officer: Helen Hobbs 293335

Approved on 11/02/14 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
Proposed fenestrations	SC.23850/4	A	17th December 2013
Proposed fenestrations	SC.23850/5	A	17th December 2013
Proposed fenestrations	SC.23850/6	A	17th December 2013
Existing elevations	SC.23850/7		17th December 2013
Existing elevations	SC.23850/8	A	17th December 2013
Location plan	SC.23850/9		17th December 2013
Proposed elevations	SC.23850/10		17th December 2013
Proposed elevations	SC.23850/11		17th December 2013
Proposed elevations	SC.23850/12		17th December 2013
Proposed elevations	SC.23850/13		17th December 2013
Existing elevations	SC.23850/14		17th December 2013
Existing elevations	SC.23850/15		17th December 2013
Existing elevations	SC.23850/16		17th December 2013
Existing elevations	SC.23850/17		17th December 2013
Typical sections	SC.23850/18		17th December 2013
Typical sections	SC.23850/19		17th December 2013

BH2013/04161

59 & 59a Coleridge Street Hove

Change of use of existing offices (B1) and workshops (B2) to offices (B1) and 14no units of student accommodation (sui generis) with associated alterations including a single storey side extension, creation of additional storey to detached garage and external steps.

Applicant: D Golding

Officer: Christopher Wright 292097

Refused on 17/02/14 DELEGATED

1) UNI

The proposed change of use to student accommodation would intensify the use of the site, which is narrow and situated in between the back gardens of residential properties in two nearby streets. The proposal would, together with the external staircases and first floor windows, result in un-neighbourly levels of noise, disturbance and overlooking resulting in a harmful loss of privacy. The

proposal is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would create a poor standard of accommodation for future occupants by reason of the proposed layout and inadequate levels of light and outlook. The proposal is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed first floor extension over the detached garage, by reason of its height, bulk, form and massing, would appear incongruous and discordant with the form and appearance of existing development in the street scene. The resulting building would harm the prevailing character and appearance of the area and is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

4) UNI4

The proposed first floor extension over the detached garage, by reason of its the height, bulk, form, massing in close proximity to residential properties in Westbourne Street, would have an overbearing impact resulting in an increased sense of enclosure, loss of light and a significant adverse impact on the amenity and living conditions of adjoining residents. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposed change of use would result in the loss of employment space which has not been demonstrated by the applicant to be genuinely redundant. The proposal is thereby contrary to policy EM6 of the Brighton & Hove Local Plan.

BH2013/04214

25 Arthur Street Hove

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

Applicant: Mr D C Ajmi

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 06/02/14 DELEGATED

BH2013/04233

10 Princes Crescent Hove

Creation of new vehicle crossover and driveway with associated front garden and boundary wall alterations.

Applicant: Mr Stuart Forbes

Officer: Christopher Wright 292097

Refused on 18/02/14 DELEGATED

1) UNI

The application site is within the Pembroke & Princes Conservation Area where the retention of front gardens is of significant importance in order to preserve the area's character. The proposal would differentiate the application site from the pattern and character of surrounding development and would harm the street scene in this section of Princes Crescent. The proposal would fail to preserve or enhance the character or appearance of the Pembroke & Princes Conservation Area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 09, Architectural Features.

BH2013/04252

67 Carlisle Road Hove

Replacement of existing conservatory to the rear.

Applicant: Mr Dickson
Officer: Liz Arnold 291709
Approved on 03/02/14 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			16th December 2013
Block Plan			16th December 2013
Existing House Plan and Rear Elevation	099-79133:01		16th December 2013
Existing Side Elevations	099-79133:02		16th December 2013
Proposed House Plan and Rear Elevation	099-79133:03		16th December 2013
Proposed Side Elevations	099-79133:04		16th December 2013

BH2013/04341

92 Portland Road Hove

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

Applicant: Mr James Summers
Officer: Christopher Wright 292097

Prior Approval is required and is approved on 31/01/14 DELEGATED

BH2014/00060

66 Montgomery Street Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.385m, for which the maximum height would be 3.06m, and for which the height of the eaves would be 2.435m.

Applicant: Richard Keeling
Officer: Oguzhan Denizer 290419

Prior approval not required on 10/02/14 DELEGATED

WISH

BH2012/04044

9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade

Demolition of business unit to east of Magnet showroom. Erection of new building ranging from 3no to 5no storeys at Kingsway Level and a further one and a half storeys of car parking beneath Kingsway ground floor accessed via Basin Road North. Development comprises mixed use commercial premises (A1, A3, B1, D1)

with associated new access and 52 residential units in 6no blocks. Change of use of existing Magnet showroom at Basin Road North level to storage (B8) with associated service area, lorry delivery bay and car parking. (Amended plans and supporting information).

Applicant: Harbour View Developments (Sussex) Ltd

Officer: Guy Everest 293334

Approved after Section 106 signed on 14/02/14 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

Plan Type	Reference	Version	Date Received
Lozenge 4 First Floor Level Plan	150/4/401	A	09/05/2013
Lozenge 4 Second Floor Level Plan	150/4/402	A	09/05/2013
Lozenge 4 Third Floor Level Plan	150/4/403	A	09/05/2013
Lozenge 4 Fourth Floor Level Plan	150/4/404	A	09/05/2013
Lozenge 4 East Elevation	150/4/405	B	09/05/2013
Lozenge 4 South Elevation	150/4/406	B	09/05/2013
Lozenge 4 West Elevation	150/4/407	B	09/05/2013
Lozenge 4 North Elevation	150/4/404	B	09/05/2013
Lozenge 5 Kingsway Level Plan	150/5/500	B	09/05/2013
Lozenge 5 Mezzanine Level Floor Plan	150/5/500.1	B	09/05/2013
Lozenge 5 First Floor Level Plan	150/5/501	A	09/05/2013
Lozenge 5 Second Floor Level Plan	150/5/502	A	09/05/2013
Lozenge 5 Third Floor Level Plan	150/5/503	A	09/05/2013
Lozenge 5 North Elevation	150/5/504	B	09/05/2013
Lozenge 5 East Elevation	150/5/505	A	09/05/2013
Lozenge 5 South Elevation	150/5/506	B	09/05/2013
Lozenge 5 West Elevation	150/5/507	A	09/05/2013
Lozenge 6 Kingsway Level Plan	150/6/600	B	09/05/2013
Lozenge 6 Mezzanine Level Floor Plan	150/6/600.1	B	09/05/2013
Lozenge 6 First Floor Level Plan	150/6/601	B	09/05/2013
Lozenge 6 Second Floor Level Plan	150/6/602	B	09/05/2013
Lozenge 6 North Elevation	150/6/603	B	09/05/2013
Lozenge 6 East Elevation	150/6/604	A	09/05/2013
Lozenge 6 South Elevation	150/6/605	B	09/05/2013

Lozenge 6 West Elevation	150/6/606	A	09/05/2013
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3) UNI

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

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

4) UNI

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

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

5) UNI

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

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

7) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the ground floor of 'lozenge 1 & 2', as identified on drawing no. 150/1/100 Rev B & 150/2/200 B, shall not be used for the sale of any goods other than those within the following categories:-

- (i) Electrical goods and other domestic appliances;
- (ii) Bathroom suites - furniture and accessories; kitchen units - furniture and accessories, floor and wall tiles;
- (iii) DIY products, materials, tools and machinery for the repair, maintenance or improvement of the home, the garden and motor vehicles;
- (iv) Motor and cycle goods; and
- (v) Furniture, bedding, floor coverings, soft furnishings and textiles

Reason: To protect the vitality and viability of established shopping centres from significant harm, to ensure that the range of goods sold is appropriate for the

site's location and layout and to control the character of the development and to comply with policies SR1, SR2, TR1 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The ground floor of 'lozenge 1 & 2', as identified on drawing no. 150/1/100 Rev B & 150/2/200 B, shall remain as a single retail unit and at no time be sub-divided into smaller units.

Reason: To ensure that the unit remains suitable for the sale of bulky goods and does not harmfully compete with existing established shopping centres and to comply with policies SR1, SR2 and SR3 of the Brighton & Hove Local Plan.

10) UNI

No additional floorspace shall be created within 'lozenge 1 & 2', as identified on drawing no. 150/1/100 Rev B & 150/2/200 B, by the insertion of a mezzanine floor without the specific grant of planning permission.

Reason: To enable the local planning authority to assess the impact of additional floorspace on the vitality and viability of existing centres, on existing highway and access conditions and on-site car parking availability, and to comply with policies SR2, SR3, TR1, TR7 and TR19 of the Brighton & Hove Local Plan.

11) UNI

The ground and mezzanine floors of 'lozenge 3', as identified on drawing no. 150/3/300 A & 150/3/300.1 A, shall only be used within Class A1 (retail) 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.

12) UNI

The ground and mezzanine floors of 'lozenge 4', as identified on drawing no. 150/4/400 A & 150/4/400.1 A, shall only be used as a restaurant / café within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

13) UNI

The ground and mezzanine floors of 'lozenge 5', as identified on drawing nos. 150/5/500 B & 150/5/500.1 B, shall only be used for consulting rooms only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

14) UNI

The ground and mezzanine floors of 'lozenge 6', as identified on drawing nos. 150/6/600 B & 150/6/600.1 B, shall only be used for Class B1 use 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.

15) UNI

The ground and mezzanine commercial unit to the easternmost section of Basin Road North, as identified on drawing no. 150/4/100 H, shall only be used for purposes within Class B1 use 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.

16) UNI

No commercial deliveries or waste collection shall occur at Kingsway level 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.

17) UNI

The uses hereby approved at Kingsway level (including the associated mezzanine level) shall not be open or in use except between the hours of 08:00 to 19:00 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.

18) UNI

No development shall commence until a scheme for the details of the provision of affordable housing, as part of the development, has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme which shall include:

- i. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iii. the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing; and
- iv. the occupancy criteria shall be agreed by Brighton & Hove City Council Housing Team

For the purposes of this condition 'affordable housing' has the meaning ascribed to it by the National Planning Policy Framework.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

19) UNI

Two units shall be built to wheelchair housing standards. No development shall commence until details of the wheelchair accessible units have been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such.

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

to comply with policy HO13 of the Brighton & Hove Local Plan.

20) 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.

21) UNI

No development shall commence until elevations and sections at a scale of 1:20 of the balconies and associated balustrading, windows and their reveals, solar panels and their method of fixing, the canopy and its method of fixing and the roof detail 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.

22) UNI

No development shall commence until elevations and sections of the Basin Road North frontage, below the level of Kingsway, 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.

23) UNI

No development shall take place until drawings at a scale of 1:20 of the shopfronts to ground and mezzanine floor commercial units at Kingsway level have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

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

24) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

25) UNI

No development shall commence until details of screening to outdoor amenity space at Kingsway level, as identified on approved drawing no. 150/4/140 C, has been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the approved details prior to first occupation of the development.

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.

26) UNI

No development shall commence until a scheme for sound insulation between

ground and first floor level to each building has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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.

27) UNI

No development shall commence until a scheme for the soundproofing of the building, as recommended by the submitted 7th Wave Acoustics report (dated 24th July 2012 and received on the 20th December 2012), 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.

28) UNI

No development shall commence until details of the ventilation strategy for the development, including details of heat exchanger units to be fitted to each residential unit, 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.

29) 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.

30) UNI

The new crossover and access to Kingsway 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.

31) UNI

No development shall commence until a Scheme of Management of the vehicle parking has been submitted to and been approved in writing by the Local Planning Authority. The submitted scheme shall include details of how each car parking space will be allocated and any necessary measures to ensure that each car parking space is secured for the use of its allocated owner. The approved scheme shall be implemented prior to the first occupation of the building and thereafter retained at all times.

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

32) UNI

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

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

33) 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 6 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.

34) UNI

No non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 'Outstanding' 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.

35) UNI

Notwithstanding the submitted plans no development shall commence 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.

36) UNI

No development shall take place until details of the proposed green walling and maintenance and irrigation programme have been submitted to and approved in writing by the Local Planning Authority. The walls shall thereafter be constructed, maintained and irrigated in accordance with the approved details.

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

37) UNI

(i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

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

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

38) UNI

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm would not exceed the run-off from the underdeveloped site following the corresponding rainfall event. The drainage works shall be completed in accordance with the details and timetable agreed.

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

39) UNI

No development shall commence until details of the rainwater harvesting system have been submitted to and approved in writing by the Local Planning Authority. The details shall include which properties the system will serve, any associated treatment and a maintenance and monitoring plan. The system shall be installed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure safeguards are in place to protect public health and to comply with policy QD27 of the Brighton & Hove Local Plan.

40) 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.

41) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a timetable for the submission of 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 6 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.

42) UNI

None of the non-residential development hereby approved shall be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 'Outstanding' 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.

43) UNI

A Travel Plan shall be submitted to the Local Planning Authority within three months of the first occupation of the development. The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

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

44) UNI

The development hereby permitted shall be carried out in accordance with 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	150/4/10		11/01/2013
Block Plan	150/4/11		20/12/2012
Existing Floor Plans - former Milterbest unit	150/4/85		20/12/2012
As Existing North and South Elevations	150/4/90		20/12/2012
Existing Magnet Floor Plan	150/4/95		20/12/2012
Proposed North & South Elevations	150/4/001	B	09/05/2013
Lower Basin Road level and parking mezzanine	150/4/100	H	09/05/2013
Kingsway Level Plan	150/4/105	C	09/05/2013
First Floor Plan	150/4/110	C	09/05/2013
Second Floor Plan	150/4/115	B	20/12/2012
Third Floor Plan	150/4/120	B	20/12/2012
Fourth Floor Plan	150/4/125	B	20/12/2012
Affordable Housing Provision	150/4/135	D	09/05/2013
Kingsway Level Plan OPEN SPACE	150/4/140	C	09/05/2013

Lozenge 1 & 2 Kingsway Level Plan	150/1/100	B	09/05/2013
Lozenge 1 First Floor Level Plan	150/1/101	B	09/05/2013
Lozenge 1 Second Floor Level Plan	150/1/102	B	09/05/2013
Lozenge 1 & 2 North & South Elevation	150/1/103	C	09/05/2013
Lozenge 1 & 2 East Elevation	150/1/104	A	09/05/2013
Lozenge 1 & 2 West Elevation	150/1/105	A	09/05/2013

45) UNI

Plan Type	Reference	Version	Date Received
Lozenge 1 & 2 Kingsway Level Plan	150/2/200	B	09/05/2013
Lozenge 2 First Floor Level Plan	150/2/201	B	09/05/2013
Lozenge 2 Second Floor Level Plan	150/2/202	A	09/05/2013
Lozenge 2 Third Floor Level Plan	150/2/203	A	09/05/2013
Lozenge 3 Kingsway Level Plan	150/3/300	A	09/05/2013
Lozenge 3 Mezzanine Level Floor Plan	150/3/300.1	A	09/05/2013
Lozenge 3 First Floor Level Plan	150/3/301	A	09/05/2013
Lozenge 3 Second Floor Level Plan	150/3/302	A	09/05/2013
Lozenge 3 Third Floor Level Plan	150/3/303	A	09/05/2013
Lozenge 3 Fourth Floor Level Plan	150/3/304	A	09/05/2013
Lozenge 3 East Elevation	150/3/305	B	09/05/2013
Lozenge 3 South Elevation	150/3/306	B	09/05/2013
Lozenge 3 West Elevation	150/3/307	A	09/05/2013
Lozenge 3 North Elevation	150/3/304	B	09/05/2013
Lozenge 4 Kingsway Level Plan	150/4/400	A	09/05/2013
Lozenge 4 Mezzanine Level Floor Plan	150/4/400.1	A	09/05/2013

46) UNI

The affordable housing shall provided in accordance with the Affordable Housing Provision on drawing no. 150/4/135 Rev C which secures 20 affordable units.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local

Plan.

BH2013/03941

89 Payne Avenue Hove

Application for approval of details reserved by conditions 7, 8, 9 and 10 of application BH2012/03657.

Applicant: Hope Trustees Ltd

Officer: Adrian Smith 290478

Approved on 18/02/14 DELEGATED

BH2013/03957

39 Portland Avenue Hove

Erection of a single storey rear extension, installation of replacement roof covering to existing side extension and rear raised terrace.

Applicant: Ruth Preston

Officer: Steven Lewis 290480

Approved on 18/02/14 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 and Proposed Floor Plans and Elevations	428(PL) 1a		02/12/2013
Site Location and Block Plans	428(PL) 2		20/11/2013

BH2013/04136

35 St Keyna Avenue Hove

Erection of part one, part two storey rear extension and roof extension with front and rear rooflights and rear dormer.

Applicant: Mr Christopher Curtis

Officer: Emily Stanbridge 292359

Refused on 10/02/14 DELEGATED

1) UNI

The proposed extensions and alterations result in the addition of significant bulk and massing to the rear elevation of this property, incorporating dominant additions to the building rather than being subservient in design. In addition the proposed works incorporate a variety of roof forms which cumulatively relate poorly to one another. Overall the proposed scheme results in the disruption of

the overall appearance of the property, altering its original plan and form, semi-detached pair and surrounding area. The application is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

2) UNI2

The proposed single storey part of the rear extension is situated adjoining the boundary with No.37 St Kenya Avenue. The height and positioning of the extension would result in increased levels of overshadowing and loss of light to this neighbouring property. In addition these works would result in a heightened sense of enclosure to these neighbouring occupiers. The application is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/04163

38 & 40 St Leonards Avenue Hove

Replacement of existing aluminium windows with UPVC windows to front elevation.

Applicant: Mrs Margaret Longstaff

Officer: Helen Hobbs 293335

Approved on 07/02/14 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 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 38 and 40 St Leonards Avenue. The development shall be carried out in accordance with the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			9th December 2013
Block plan			9th December 2013
Window details			9th December 2013

BH2013/04182

Unit A1 Portland Business Park Portland Road Hove

Creation of new entrance and external steps to south elevation.

Applicant: Store Property Investments Ltd

Officer: Helen Hobbs 293335

Approved on 12/02/14 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 and proposed plans, block plan and site plan	101	A	23rd December 2013

BH2013/04350

61 Bolsover Road Hove

Erection of conservatory to rear elevation.

Applicant: Mr Bundock

Officer: Liz Arnold 291709

Refused on 10/02/14 DELEGATED

1) UNI

The proposed extension, by virtue of its excessive depth compared to that of the rear garden and original dwelling, would be an over-development of the site and would appear out of scale with the existing building and wider surrounding area. The proposal would be of detriment to the visual amenities of the parent site, the related terrace and the surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed extension, by virtue of its excessive depth, its positioning in respect of the northern boundary and the low height of part of the northern boundary, would have a detrimental impact upon the amenities of occupants of 63 Bolsover Road by way of loss of light, outlook and privacy. The proposal is thereby to policies QD14 and QD27 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

Withdrawn Applications