

PLANS LIST 25 June 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

BH2014/00288

Top Flat 74 Woodbourne Avenue Brighton

Insertion of 4no rooflights to the front and rear elevations.

Applicant: Mr Whaid

Officer: Chris Swain 292178

Approved on 21/05/14 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 in the west facing side roofslope of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			29 January 2014
Block plan			29 January 2014
Existing and proposed plans, elevations and sections	1368/01		29 January 2014

BH2014/00631

Land Adjacent 78 Overhill Drive Brighton

Application for Approval of Details Reserved by Conditions 10, 12 and 13 of application BH2011/02385.

Applicant: Ms Papanicolaou

Officer: Paul Earp 292454

Split Decision on 04/06/14 DELEGATED

1) UNI

The details pursuant to conditions 10 and 12 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 13 are NOT APPROVED for the reasons set out below.

2) UNI2

Condition 13 cannot be discharged as a Final / Post Construction Certificate, required to discharge the condition, has not been submitted.

BH2014/00839

127 Braeside Avenue Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr E Phillips

Officer: Joanne Doyle 292198

Approved on 22/05/14 DELEGATED

BH2014/01000

49 Hartfield Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating removal of existing chimney stack, insertion of 2no rooflights to front and dormer to rear.

Applicant: Mr Glenn Bowman

Officer: Joanne Doyle 292198

Approved on 30/05/14 DELEGATED

BH2014/01025

28 Morecambe Road Brighton

Erection of two storey rear extension to replace existing conservatory and extension.

Applicant: Jason Locker

Officer: Andrew Huntley 292321

Refused on 23/05/14 DELEGATED

1) UNI

The proposed two-storey rear extension, by virtue of its scale and flat roofed design, would result in visually intrusive and incongruous addition which would be unsympathetic to the design of the existing property and those adjoining in the wider area. The proposal is therefore contrary to policies contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01195

12 Northfield Way Brighton

Prior approval for the erection of a single storey rear conservatory, which would extend beyond the rear wall of the original house by 3.38m, for which the maximum height would be 3.161m, and for which the height of the eaves would be 2.32m.

Applicant: Russell Penfold

Officer: Oguzhan Denizer 290419

Prior approval not required on 23/05/14 DELEGATED

BH2014/01292

50 Graham Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to rear with Juliette balcony, installation of side window and 2no rooflights to front.

Applicant: Mr Tyrone Tudor

Officer: Julia Martin-Woodbridge 294495

Approved on 02/06/14 DELEGATED

BH2014/01306

27 Thornhill Avenue Brighton

Certificate of lawfulness for proposed roof extension, enlargement of rear dormer, insertion of rooflight to front and window to side.

Applicant: Mrs Julie Carter

Officer: Andrew Huntley 292321

Approved on 02/06/14 DELEGATED

PRESTON PARK

BH2014/00297

24 Hythe Road Brighton

Erection of first floor rear extension and extension to roof over, with rooflights to front and rear and alterations to window layout of existing rear dormer.

Applicant: Mr Hurricane Newman Starley

Officer: Christine Dadswell 292205

Approved on 19/05/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Elevations and Location Plan	GA02		27/03/2014
Existing Plans and Block Plan	GA01		27/03/2014
Proposed Elevations	GA04		04/02/2014
Proposed Plans and Front Elevations	GA03		04/02/2014

BH2014/00781

5 Southdown Place Brighton

Demolition of existing garage and erection of single storey side extension. Erection of two storey rear extension with associated alterations.

Applicant: Martin McCudden

Officer: Christine Dadswell 292205

Refused on 04/06/14 DELEGATED

1) UNI

1. The proposed single-storey side and rear extension, by reason of its proportions, detailing and materials, and the proposed two-storey extension, by reason of its material and fenestration, would fail to respect or respond to the

design and detailing of the existing building. The resulting extensions would appear poorly designed in relation to the main building and the resulting visual harm would be compounded by the siting of the single-storey extension, which fails to reflect the form of the existing building and would appear unduly dominant. The proposal would therefore have a detrimental impact on visual amenity and the character and appearance of the property causing harm to the significance of the Preston Park Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design guidance for extensions and alterations.

2) UNI2

The removal of the chimney stacks to the side roofslopes of the building would be harmful to the appearance of the existing building and the character of the roofscape in the Preston Park Conservation Area. The proposal is therefore contrary to policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 9, Architectural Features.

BH2014/00797

36d Preston Park Avenue Brighton

Certificate of lawfulness for the proposed erection of a single storey outbuilding with associated paving.

Applicant: Michael Cassidy

Officer: Julia Martin-Woodbridge 294495

Approved on 19/05/14 DELEGATED

BH2014/00890

82 Edburton Avenue Brighton

Erection of single storey rear extension with 3no rooflights and associated alterations.

Applicant: Mr Hugo Luck

Officer: Joanne Doyle 292198

Approved on 16/05/14 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 elevations of the extension hereby permitted shall match in material, colour, style and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	L-100		20 Mar 2014
Block Plan	L-101		20 Mar 2014
Existing Plans & Elevations	L-102	B	15 Apr 2014
Proposed Plans & Elevations	L-103	C	16 May 2014

BH2014/00976**145 Havelock Road Brighton**

Demolition of existing utility room and erection of single storey rear extension.

Applicant: Mr & Mrs Steve Jones

Officer: Joanne Doyle 292198

Approved on 23/05/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plans	2646-3		26 Mar 2014
Existing Plans & Elevations	2646-1	A	26 Mar 2014
Proposed Plans & Elevations	2646-2	B	26 Mar 2014

BH2014/01092**35 Sandgate Road Brighton**

Demolition of existing single storey rear extension and erection of a part one, part two storey rear extension.

Applicant: Mr & Mrs Michael-John Day

Officer: Christine Dadswell 292205

Approved on 02/06/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	35007		07 Apr 2014
Existing Front and Rear Elevations	35001		07 Apr 2014
Existing Side Elevation and Section	35002		07 Apr 2014
Existing Floor Plan	35003		07 Apr 2014
Proposed Front and Rear Elevations	35004	R1	13 May 2014
Proposed Side Elevation and Section	35005	R1	13 May 2014
Proposed Floor Plan	35006		07 Apr 2014

BH2014/01106

6 Edburton Avenue Brighton

Replacement of existing single glazed timber windows with double glazed UPVC sash windows to front elevation.

Applicant: Mr Duncan Tree

Officer: Christine Dadswell 292205

Refused on 02/06/14 DELEGATED

1) UNI

The replacement windows, by reason of their material, would be an unsympathetic alteration that fail to reflect the original character and appearance of the building and fail to preserve or enhance the character or appearance of the Preston Park Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

BH2014/01130

48 Grantham Road Brighton

Installation of 2 no. rooflights to front and 1 no. rooflight and dormer to rear.

Applicant: Mr & Mrs C De Cornet

Officer: Christine Dadswell 292205

Approved on 04/06/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	14477-Loc		08 Apr 2014
Existing Floor Plans and Elevation	1447-02		08 Apr 2014
Proposed Floor Plans and Elevations	1447-01		08 Apr 2014

BH2014/01132

48 Grantham Road Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs C De Cornet

Officer: Christine Dadswell 292205

Refused on 04/06/14 DELEGATED

1) UNI

The proposed extension, by reason of its height and depth would result in a significantly overbearing impact and an unacceptable sense of enclosure and in the absence of evidence to the contrary adverse loss of sunlight/daylight to the adjoining property, 46 Grantham Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01353

33 Port Hall Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.8m.

Applicant: Mr McSkimming

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 28/05/14 DELEGATED

REGENCY

BH2013/03545

West Pier Kings Road Brighton

Application for variation of condition 1 of application BH2010/03320 to read: 'The street market hereby approved shall only take place on that part of the beach shown on the approved drawings on Saturdays, Sundays and Bank Holidays (except for Christmas Day) between 1 January and 31 December and on weekdays (Mondays to Fridays inclusive) between 1 May and 30 September. The use shall cease on 31 December 2015 or at the start of i360 construction (whichever is sooner), after which the land shall be restored and shall return to its former use.'

Applicant: Brighton West Pier Trust

Officer: Christopher Wright 292097

Approved on 15/05/14 DELEGATED

1) UNI

No amplified music shall be played on the site.

Reason: To safeguard the amenities of the area and the character and

appearance of this part of the Regency Square Conservation Area and in accordance with policies SR11 and HE6 of the Brighton & Hove Local Plan.

2) UNI

The street market shall only take place on that part of beach indicated and in accordance with the stall layout shown on the approved block plan, on Saturdays, Sundays and Bank Holidays (except for Christmas Day) between 1 January and 31 December and on weekdays (Mondays to Fridays inclusive) between 1 May and 30 September. The use shall cease on 31 December 2015 or within a reasonable time, to be set by the Local Planning Authority, prior to the commencement of works to construct the i360 observation tower (applications BH2006/02369 and BH2006/02372 refer) whereby the land shall be restored and shall return to its former use as deemed appropriate.

Reason: To enable the Local Planning Authority to continue to monitor the impact of the market use, to safeguard the amenities of the area and the character and appearance of this part of the Regency Square Conservation Area and in order no to prejudice the construction of the i360 observation tower in accordance with policies SR11, HE1, HE3, HE5 and HE6 of the Brighton & Hove Local Plan and policy SA1 of the City Plan Part One (submission version).

3) UNI

The market stalls shall be orientated so that all trading takes place from the central aisle as indicated on the drawings hereby approved.

Reason: To prevent congestion on the lower esplanade in accordance with policy SR11 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			20 Nov 2013
Block Plan			20 Nov 2013

BH2013/03999

107 - 109 Dyke Road Brighton

Erection of a two storey rear extension with associated alterations to boundary wall. (Retrospective).

Applicant: New Lotus Take Away

Officer: Helen Hobbs 293335

Refused on 21/05/14 DELEGATED

1) UNI

1. The two storey rear extension, by reason of its height, design and materials results in an unsympathetic and overly dominant addition that relates poorly to the existing building and detracts from the appearance and character of the property and the wider surrounding conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/00123

51 Ship Street Brighton

Conversion of first, second and third floors to create 9no residential units incorporating formation of ancillary storage in part of basement, separate entrance, revision to fenestration and fire escapes to rear and associated works.

Applicant: Veerose Limited

Officer: Christopher Wright 292097

Approved on 29/05/14 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 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

4) UNI

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

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

5) UNI

The external escape stairs hereby permitted shall be painted black within one calendar month of installation and shall be maintained as such thereafter.

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

6) UNI

No works shall take place until full details of the blocking up of the existing openings to the ground floor of the rear building, showing the retention of reveals,

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

7) UNI

No works shall take place until full details of the new communal entrance doors 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 works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

8) UNI

No works shall take place until full details of the new steel security gate including 1:20 scale elevation drawings 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 a satisfactory appearance to the development, the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

9) UNI

No works shall take place until full details of the new glazed privacy screen including 1:20 scale elevation drawings 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 a satisfactory appearance to the development, the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

10) UNI

No works shall take place until full details of the proposed new replacement windows and their reveals and cills, including 1:20 scale sample elevations and 1:1 scale joinery profile sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

11) UNI

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

12) UNI

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to

carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

13) 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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2014/00546

30 Montpelier Crescent Brighton

Installation of stair lift to stairs between ground floor and first floor.

Applicant: Mr M & Mrs P Riddell

Officer: Sonia Gillam 292265

Approved on 15/05/14 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 hereby approved works using materials of matching composition, form and finish to those of the listed building.

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

3) UNI

The works hereby permitted shall be implemented only on behalf of Mr & Mrs Riddell. The stair lift shall be wholly removed and the background surfaces shall be made good to the original profiles in matching materials within 3 months of the cessation of occupation of 30 Montpelier Crescent by Mr & Mrs Riddell.

Reason: This permission is granted exceptionally in view of the personal circumstances of the applicant and to protect the historic character and appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2014/00627

58 - 59 Western Road Brighton

Display of internally illuminated fascia sign and projecting sign.

Applicant: Sony Centre

Officer: Julia Martin-Woodbridge 294495

Split Decision on 22/05/14 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.

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.

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 illuminated projecting banner sign, by virtue of its size, height and location on the building, would be detrimental to the visual amenities of the locality, contrary to policies QD12, HE9 and SPD07 and would be harmful to the visual amenity of the Regency Square Conservation Area.

BH2014/00706

22 Borough Street Brighton

Internal and external alterations including alterations to layout, installation of 2 sets of French doors to replace existing rear entrance door and kitchen window and blocking up 2 no. windows to rear elevation.

Applicant: Mr Drew Bailey

Officer: Emily Stanbridge 292359

Approved on 29/05/14 DELEGATED

1) BH01.05

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

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

2) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of softwood construction, painted off-white, with four fully recessed panels with architrave to match original window architrave detail and shall have brushed brass oval door knobs unless otherwise agreed in writing by the Local Planning Authority prior to commencement of work.

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

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

4) UNI

All new 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.

BH2014/00848

Basement Flat 21 Vernon Terrace Brighton

Erection of a single storey rear infill extension.

Applicant: Mr David Warner

Officer: Jonathan Puplett 292525

Approved on 30/05/14 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	33938/3		14/03/2014
BLOCK PLAN	33938/4		14/03/2014
EXISTING PLANS AND ELEVATIONS	33938/1		14/03/2014
PROPOSED PLANS AND ELEVATIONS	33938/2	A	14/03/2014

BH2014/00856

Royal York Buildings 41-42 Old Steine Brighton

Display of externally illuminated screen mesh scaffolding shroud.

Applicant: KDT Management Ltd

Officer: Liz Arnold 291709

Approved on 23/05/14 DELEGATED

1) 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.

2) 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.

3) 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.

4) 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.

5) 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.

6) 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.

7) UNI

The advertisement shall not be illuminated except between the hours of 07:00 and 23:00 daily.

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

8) UNI

The intensity of the illumination of the advertisement display shall not exceed 600 candelas per square metre.

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

9) UNI

This consent shall expire on 1st November 2014 or until the scaffolding is no longer required, whichever is the sooner. At the end of this period of consent the advertisement shall be removed.

Reason: In the interests of the visual amenity and to preserve the character of the Listed Building and the Valley Gardens Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2014/00879

53-54 North Street Brighton

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

Applicant: Freshmex (UK) Ltd

Officer: Emily Stanbridge 292359

Approved on 22/05/14 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.

BH2014/00925

Oceana Brighton Kings West West Street Brighton

Display of internally illuminated fascia signs and poster boxes and non illuminated fascia signs.

Applicant: The Luminar Group Ltd

Officer: Helen Hobbs 293335

Split Decision on 30/05/14 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

1. The internally illuminated letter sign, labelled 'fascia sign no. 4' shown on drawing noOBr-PO4-rD, by virtue of its siting and method of illumination results in a proliferation of visual clutter to this elevation of the building. The sign causes harm to amenity and is contrary to policy QD12 of the Brighton & Hove Local Plan, and Supplementary Planning Document 07, Advertisements.

BH2014/00954

Royal Albion Hotel 35 Old Steine Brighton

Internal alterations to layout.

Applicant: Britannia Hotels

Officer: Helen Hobbs 293335

Approved on 27/05/14 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

Notwithstanding the approved plans, the ventilated security door shall be painted or colour finished black within one month of its instalment and shall be retained as such.

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

BH2014/01075

Royal York Buildings 41-42 Old Steine Brighton

Internal alterations to layout including creation of bicycle store on lower ground

floor redesign of the reception and bar areas on ground floor and other refurbishment works.

Applicant: YHA (England & Wales) Ltd

Officer: Liz Arnold 291709

Approved on 27/05/14 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

4) UNI

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

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

BH2014/01212

Royal York Buildings 41-42 Old Steine Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2013/03391.

Applicant: Youth Hostel Association

Officer: Liz Arnold 291709

Approved on 19/05/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/02758

4-5 Circus Parade New England Road Brighton

Change of use from retail (A1) to nursery (D1).

Applicant: Periwold Ltd

Officer: Wayne Nee 292132

Refused on 30/05/14 DELEGATED

1) UNI

The outdoor space of the proposed nursery is a small and confined hard surfaced area in very close proximity to neighbouring residential flats. The proposed use of

this outdoor space would result in a high noise level above the background level, and taking into account the site layout would cause a significant level of noise and disturbance, harming the existing amenity of adjacent residential occupiers. The applicant has failed to provide sufficient evidence that the proposed mitigation methods would sufficiently limit the perceived noise and disturbance. The proposal is therefore contrary to policies SU10, HO26 and QD27 of the Brighton & Hove Local Plan which seeks to protect amenity.

BH2013/04215

6 Trafalgar Street Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/01501.

Applicant: Andrew Dean

Officer: Helen Hobbs 293335

Approved on 03/06/14 DELEGATED

BH2014/00675

4 Gardner Street Brighton

Certificate of lawfulness for existing use as a cafe (A3).

Applicant: Hells Kitchen (Brighton) Ltd

Officer: Mark Thomas 292336

Refused on 23/05/14 DELEGATED

1) UNI

Insufficient documentary evidence has been provided to demonstrate that the premises has been operating as a café (A3) for a continuous period of 10 years. As such, a café use has not been demonstrated to be lawful under section 191 of the Town and Country Planning Act 1990, as amended.

Informatives:

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

Plan Type	Reference	Version	Date Received
Site location and block plan	OE152-P07		19th March 2014
Proposed layout	21/JL/04/02		21st March 2014
Supporting documents from 'Inland Revenue' and 'HM Customs and Excise'			3rd March 2014

BH2014/00689

124 Dyke Road Brighton

Removal of existing metal fence and chiller units and installation of new metal framed fence and vehicular access gate.

Applicant: Co-operative Funeralcare

Officer: Julia Martin-Woodbridge 294495

Refused on 04/06/14 DELEGATED

1) UNI

The applicant has failed to demonstrate that the proposed development will not cause substantial harm to the health of the adjacent Sycamore tree. The application is therefore contrary to policy QD16 of the Brighton & Hove Local Plan along with the guidance set out in SPD 06: Trees and development sites.

BH2014/00693

133 Ditchling Road Brighton

Erection of single storey orangery to rear garden.

Applicant: Gluberisk

Officer: Christine Dadswell 292205

Refused on 23/05/14 DELEGATED

1) UNI

The height and siting of the proposed structure combined with the change in ground levels and the limited separation distance to the neighbouring properties nos. 30 and 28 Vere Road would represent an un-neighbourly form of development having an overbearing impact; the harm would be further exacerbated by the close proximity of the adjacent large detached garage. The development would therefore result in a harmful loss of amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00717

125 Upper Lewes Road Brighton

Installation of rooflights to front and dormer to rear to create additional room in roof.

Applicant: Mr Y Rana

Officer: Sue Dubberley 293817

Refused on 23/05/14 DELEGATED

1) UNI

The proposed two rooflights on the front roof slope would result in a cluttered appearance which would be detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed rear dormers, by virtue of their positioning and inappropriate design and would form an incongruous addition, which would be detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12, Design Guide for Extensions and Alterations.

BH2014/00762

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

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

Applicant: Baron Homes Corporation

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 15/05/14 DELEGATED

BH2014/00851

23 Princes Crescent Brighton

Erection of single storey rear extension and installation of rear dormer and rooflights to front and rear elevations.

Applicant: Mr Glen Armstrong

Officer: Chris Swain 292178

Approved on 19/05/14 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 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
Site plan			17 March 2014
Block plan			19 May 2014
Existing plans, elevations and section			17 March 2014
Proposed plans, elevations and section			15 May 2014

BH2014/00871

33 London Road Brighton

Change of use from retail unit (A1) to hot food takeaway (A5) to ground floor level, with installation of extract duct to rear.

Applicant: Bulent Ekinci

Officer: Wayne Nee 292132

Refused on 28/05/14 DELEGATED

1) UNI

The proposed change of use would lead to a break of more than 15 metres of retail use in the frontage. Therefore, the proposal would have an adverse impact on the vitality and viability contrary to policy SR5 of the Brighton & Hove Local Plan 2005.

2) UNI2

Insufficient information has been submitted to demonstrate that the proposed extract system would not result in amenity harm to adjacent occupiers in terms of noise disturbance, contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/00895

Brighton Railway Station Queens Road Brighton

Application for Approval of Details Reserved by Condition 11 of application BH2012/03872.

Applicant: Southern Rail

Officer: Paul Vidler 292192

Approved on 02/06/14 DELEGATED

BH2014/00942

102 Richmond Road Brighton

Erection of single storey rear extension at lower ground floor with roof terrace above.

Applicant: Mr Graham Maddison

Officer: Christine Dadswell 292205

Refused on 03/06/14 DELEGATED

1) UNI

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

BH2014/01018

87-88 Upper Lewes Road Brighton

Prior approval for change of use of basement, ground, first and second floor offices and two storey annex (B1) to residential (C3) to form 2no houses and 1no one bedroom dwelling.

Applicant: Mrs Sara Richardson

Officer: Christopher Wright 292097

Prior approval not required on 02/06/14 DELEGATED

BH2014/01021

87-88 Upper Lewes Road Brighton

Prior approval for change of use of basement, ground, first and second floor offices and two storey annex (B1) to residential (C3) to form 6no one bedroom units.

Applicant: Mrs Sara Richardson

Officer: Christopher Wright 292097

Prior approval not required on 02/06/14 DELEGATED

BH2014/01027

9 Foundry Street Brighton

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

Applicant: Osterbery & Lale Ltd

Officer: Adrian Smith 290478

Prior approval not required on 19/05/14 DELEGATED

BH2014/01119

10 Dyke Road Avenue Brighton

Certificate of lawfulness for the proposed creation of a light well and the associated installation of a new window at lower ground floor level to replace two existing windows to front elevation.

Applicant: Carolina Rodriguez

Officer: Helen Hobbs 293335

Refused on 03/06/14 DELEGATED

1) UNI

The proposed excavation of the light well constitutes engineering works, which is considered to be development and represents a material change in levels. Therefore the works are not permitted under the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

WITHDEAN

BH2014/00167

Land adjacent to 1 Woodside Avenue Brighton

Application for Approval of Details Reserved by Conditions 9, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of application BH2013/02323.

Applicant: Mr Bill Faust

Officer: Liz Arnold 291709

Split Decision on 04/06/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 11, 14 and 15 of approved application BH2013/02323 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 9, 12, 13, 16, 17, 18 and 19 are NOT APPROVED

2) UNI2

1. The applicant has failed to provide sufficient landscaping details in accordance with condition 9 of approved application BH2013/02323.

3) UNI3

2. The applicant has failed to provide a sample of the proposed window material in accordance with condition 12 of approved application BH2013/02323.

4) UNI4

3. The applicant has failed to provide sufficient full details of the existing and proposed Ordnance Datum levels within the site and on land adjoining the site, in accordance with condition 13 of approved application BH2013/02323.

5) UNI5

4. The applicant has failed to provide sufficient full details of the proposed amendments to the boundary wall structure, in accordance with condition 16 of approved application BH2013/02323.

6) UNI6

5. The applicant has failed to provide 1:50 scale drawings and samples of the proposed balconies and screening for the terraces, in accordance with condition 17 of approved application BH2013/02323.

7) UNI7

6. The applicant has failed to provide 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, in accordance with condition 18 of approved application BH2013/02323.

8) UNI8

7. The applicant has failed to provide a Final / Post Construction Code Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum, in accordance with condition 19 of approved application BH2013/02323.

BH2014/00697

Dorothy Stringer High School Loder Road Brighton

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

Applicant: Ros Stephen

Officer: Jason Hawkes 292153

Approved on 22/05/14 COMMITTEE

1) UNI

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Location	01		3rd March 2014
Block Plan of Site	02		3rd March 2014
Proposed Location Plan	03		21st March 2014
Proposed ATP Plan	04		21st March 2014
Isometric View	05		3rd March 2014
Elevations	06		3rd March 2014
Floodlighting Scheme	07		3rd March 2014
Landscaping Plan	08		21st March 2014
ATP Storage Container	09		3rd March 2014
Section A-AA and B-BB	10		3rd March 2014
Section C-CC and D-DD	11		3rd March 2014
Topographical Survey	T1		3rd March 2014

3) UNI

The 2m acoustic screen shall be installed to the south side of the artificial turf pitch and the 1.8m closed boarded fence at the southern and south-eastern edge of the school premises shall be installed as shown on the Proposed Location Plan (drawing no.03) prior to the use of the artificial pitch. The acoustic fencing shall be retained as such thereafter.

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

4) UNI

All Floodlight Masts, Lamps and Luminaires shall be installed, operated and maintained in strict accordance with the specification and details contained in the report from Surfacing Standards Ltd, Project Code SSL1519, dated 3rd March 2014.

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

5) UNI

The artificial turf pitch hereby permitted shall not be used except between the hours of 07.00 to 21.00 on Monday to Friday and between the hours of 09.00 to 18.00 on Saturdays, Sundays and Public Holidays.

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

6) UNI

No development shall commence on site until a detailed scheme which provides for the retention and protection of adjacent trees to be retained has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: To protect the trees in the vicinity of the site, in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until full details of the position and appearance of the proposed butterfly havens has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

8) UNI

No development shall commence until an ecological survey has been submitted to and approved by the Local Planning Authority. The survey shall ascertain the use of the site by protected species and outline appropriate mitigation measures. The scheme shall be implemented in accordance with the agreed details.

Reason: To ensure appropriate nature conservation measures and in accordance with policy QD18 of the Brighton & Hove Local Plan.

9) UNI

Prior to the use of the artificial pitch a detailed scheme outlining the community use of the proposed pitch shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: To ensure access to the facilities is secured for the benefit of the wider community and in order to comply with policy SR17 of the Brighton & Hove Local Plan.

10) UNI

Notwithstanding the submitted plan, prior to the use of the artificial pitch a Travel Plan shall be submitted to and agreed in writing by the Local Authority. The scheme shall be carried out in accordance with the details contained therein and the applicant shall engage with the Council Travel Plan Coordinator to ensure regular monitoring of the Travel Plan takes place for the lifetime of the development.

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.

11) 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.

12) UNI

The floodlighting hereby permitted shall not be used except between the hours of 07.00 to 21.00 on Monday to Friday and between the hours of 09.00 to 18.00 on Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies QD26 & QD27 of the Brighton & Hove Local Plan.

13) UNI

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

BH2014/00701

20 Surrenden Crescent Brighton

Certificate of lawfulness for proposed single storey side extension incorporating garage, removal of rear chimney stack, alterations to fenestration and associated works.

Applicant: Dr M Austin

Officer: Joanne Doyle 292198

Approved on 16/05/14 DELEGATED

BH2014/00801

71 Gordon Road Brighton

Erection of single storey rear extension and raised decking.

Applicant: Simon Grange

Officer: Joanne Doyle 292198

Approved on 02/06/14 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 hereby approved raised decking shall not be used until 1.8 metre high privacy screens have been erected to the east and western flank elevations (of the decking). The privacy screens shall be retained thereafter for use in conjunction with the raised decking.

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

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 shall be constructed within the western (side) elevation of the hereby approved extension without planning permission obtained from the Local Planning Authority.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans & Elevations	1405-01		12 Mar 2014
Proposed Plans & Elevations	1405-03		12 Mar 2014

BH2014/01052

53 Millcroft Brighton

Erection of a single storey rear extension.

Applicant: Mr & Mrs Whatford

Officer: Emily Stanbridge 292359

Approved on 02/06/14 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 and block plan			02.04.2014
Existing and proposed			23.05.2014

BH2014/01272

53 Dene Vale Brighton

Certificate of lawfulness for proposed creation of permeable driveway with low retaining walls and new access to public highway.

Applicant: Peter Bjerre Nielsen

Officer: Andrew Huntley 292321

Refused on 29/05/14 DELEGATED

BH2014/01284

118 The Ridgway Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant: Mr Brad Hemsley

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 03/06/14 DELEGATED

EAST BRIGHTON

BH2014/00666

6A Abbey Road Brighton

Replacement of existing rear window with french doors.

Applicant: Mr Christian Fourie

Officer: Adrian Smith 290478

Approved on 23/05/14 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 proposed doors shall be set back from the outer face of the building to match the reveals to the existing original sash windows to the building, 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.

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			26/03/2014
Existing and proposed rear elevation			31/03/2014
Window quotation letter			27/02/2014

BH2014/00672

Flat 8 11 Chichester Terrace Brighton

Erection of single storey front extension incorporating revised fenestration and associated external alterations. (Retrospective)

Applicant: Chris Pitchford

Officer: Emily Stanbridge 292359

Approved on 04/06/14 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
Block Plan			28.02.2014
Site Plan			28.02.2014
Existing joinery sections			28.02.2014
Proposed joinery sections			28.02.2014
Proposed and existing window sections			28.02.2014
Pre-existing plans	HA04-035-EX-001		16.05.2014
Pre-existing plans and elevation 3rd and 4th Floors	HA04-035-EX-003		16.05.2014
Existing plans	HA04-035-AB-004	A	16.05.2014
Proposed plans	HA04-035-AP-006	A	16.05.2014
Pre-existing front and rear elevations	HA04-035-EX-002		16.05.2014
Existing front and rear	HA04-03-AB-0		16.05.2014

elevations	05		
As proposed front and rear elevations	HA04-035-AP-007	A	16.05.2014
Section through front elevation	HA04-035-AB-008		16.05.2014
Front elevation as existing	HA04-035-AP-009		29.04.2014
Front elevation as proposed	HA04-035-AP-10		11.03.2014

BH2014/00763

6 Chichester Close Chichester Place Brighton

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

Applicant: Ms Tracey Hoad

Officer: Christine Dadswell 292205

Refused on 23/05/14 DELEGATED

1) UNI

The replacement uPVC windows to the front elevation of the building, by reason of their material and detailing, would form a visually inappropriate alteration, detracting from the existing character of the building and adversely affecting the character and appearance of the East Cliff Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Documents 9, Architectural Features, and 12, Design Guide for Extensions and Alterations.

BH2014/00960

Collingwood House 127 Marine Parade Brighton

Installation of handrails to entrance steps and replacement light well in courtyard.

Applicant: Collingwood House Ltd

Officer: Emily Stanbridge 292359

Approved on 29/05/14 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 handrails shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, 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
Location, block and site plans	1043.14.01		25.03.2014
Handrails	1043.14.02		25.03.2014
Proposed handrails and replacement skylight	1043.14.03		25.03.2014
Light well	1043.14.04	A	23.04.2014
Proposed handrails and	1043.14.05		19.05.2014

replacement skylight			
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BH2014/00961

Collingwood House 127 Marine Parade Brighton

Installation of handrails to entrance steps and replacement light well in courtyard.

Applicant: Collingwood House Ltd

Officer: Emily Stanbridge 292359

Approved on 20/05/14 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 surfaces shall be made good at the time of the works using materials of matching composition, form and finish to those of the existing building.

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

3) UNI

The handrails shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2014/01035

47 Princes Terrace Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/02247.

Applicant: Mr Pim Van Weelden

Officer: Andrew Huntley 292321

Approved on 23/05/14 DELEGATED

BH2014/01039

84 Maresfield Road Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mrs Amber Brzeski

Officer: Julia Martin-Woodbridge 294495

Approved on 02/06/14 DELEGATED

HANOVER & ELM GROVE

BH2014/00681

24 Bear Road Brighton

Removal of existing rear porch and erection of two storey rear extension to existing three bed small house in multiple occupation (C4) to facilitate creation of four bed small house in multiple occupation. (C4).

Applicant: Mr John Lewis

Officer: Adrian Smith 290478

Approved on 16/05/14 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 shall be constructed in the eastern or western elevations 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 floor plans and elevations	BR24/0313	B	28/02/2014

BH2014/00949

16 & 17 Hanover Crescent Brighton

Installation of railings and gates to front of both properties. Alterations to number 16 incorporating removal of internal gas meter and installation of new external gas meter to front, removal of gas pipe and retiling of front path and steps with black and white tiles.

Applicant: Miss Caroline Ellis

Officer: Oguzhan Denizer 290419

Approved on 16/05/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

Notwithstanding the approved drawings, no works shall take place until 1:10 detailed scaled drawings of the final pattern of the railings hereby permitted have been submitted and approved in writing by the Local Planning Authority. The proposal should be implemented in accordance with the approved drawings hereby permitted and remain as such hereafter.

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

4) UNI

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2014/00957

77 Carlyle Street Brighton

Installation of dormer to rear elevation.

Applicant: Ian Bingham

Officer: Joanne Doyle 292198

Refused on 03/06/14 DELEGATED

1) UNI

The proposed dormer by reason of its size, bulk and design, it is considered to form an unacceptable alteration to the roof slope of the property. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

HOLLINGDEAN & STANMER

BH2014/00832

43 Rushlake Road Brighton

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

Applicant: Mrs Jill Bush

Officer: Chris Swain 292178

Refused on 21/05/14 DELEGATED

1) UNI

1. 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.

BH2014/00932

Chalvington Close & Varley Halls of Residence Coldean Lane Brighton

Erection of substation enclosure adjacent to Chalvington Close incorporating revised parking within the Varley Halls Campus.

Applicant: University of Brighton

Officer: Chris Swain 292178

Approved on 28/05/14 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 there has been submitted to and approved in writing by the Local Planning Authority a scheme for replacement planting on the site. The approved scheme shall be carried out in the first planting and seeding seasons following completion of the development 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.

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
Site plan as existing	W104		2 April 2014
Sub station location plan	W105	A	24 March 2014
Tree Constraints Plan	TCP0-1	A	24 March 2014
Proposed plans, sections and elevations (excluding the proposed hipped and gabled elevations)	07-0102.05 (Sheet 1)	C	24 March 2014
Earthing arrangement	07-0102.05 (Sheet 2)	C	24 March 2014
Sub station general arrangement	W295	A	24 March 2014

BH2014/01011

40 Park Road Brighton

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

Applicant: Mark Packham

Officer: Julia Martin-Woodbridge 294495

Split Decision on 02/06/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2013/04082

Land Rear of 4-34 Kimberley Road Brighton

Erection of 4no two storey dwellings (C3) with off-street parking, associated landscaping works and re-surfacing of access road.

Applicant: Mr B Edwards

Officer: Andrew Huntley 292321

Approved on 16/05/14 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

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.

3) 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.

4) UNI

The first floor windows in the north and south elevations of Plots 1 and 2 of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

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.

6) UNI

The external finishes of the development hereby permitted shall be those as stated within the application form.

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.

7) UNI

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

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

8) UNI

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

before the development is occupied.

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

9) UNI

The 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.

10) UNI

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

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

11) UNI

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.

12) 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.

13) UNI

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

14) UNI

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

Reason: To ensure that the development would include the re-use of limited

resources, to ensure that the amount of waste to landfill is reduced and to comply with policies 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.

15) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

16) UNI

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

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

17) UNI

Prior to the commencement of the development details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.

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

18) UNI

Prior to occupation, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part1 are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in Part 1.

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

19) UNI

The approved lighting installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation."

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

20) UNI

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

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

Plan Type	Reference	Version	Date Received
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Site Plan	8240/01	A	02.12.2013
Proposed New Dwellings	8240/4	C	12.05.2013
Proposed Floor Plans	8240/5	D	12.05.2013
Sections & Roof Plans	8240/6	A	02.12.2013
Proposed Landscaping	8240-11	A	02.12.2013
Proposed Bin & Bike Stores	8240-12		02.12.2013
Existing Site Plan	8240-15		16.12.2013

BH2014/00083

162-164 Milner Road Brighton

Demolition of existing bungalow and erection of two storey 4no two bedroom flats with cycle storage.

Applicant: Mike Stimpson

Officer: Wayne Nee 292132

Refused on 21/05/14 DELEGATED

1) UNI

The proposed dwellings are considered to form an inappropriate and cramped development in excess of what might reasonably be expected to be achieved on this limited plot site. Consequently the proposal represents an over-development of the site to the detriment of the character of the area. Furthermore, by reason of its design, roof form, and architectural detailing, the proposed building would not sympathetically relate to the existing two storey property on the site. The development would therefore fail to justify the loss of the visual gap between this property and the row of terraces to the west. 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) UNI3

The proposed residential units, due to the poor layout and the cramped form, would result in a substandard level of accommodation for future occupiers. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would result in the loss of 4 no. side elevation windows of the first floor flat at no. 164A Milner Road. This would include the sole window of a bedroom. This would result in a poor layout and a cramped arrangement for future residents of this first floor flat. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

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.

BH2014/00983

50 Hillside Brighton

Installation of extraction ducting, new entrance steps and ramp, revised fenestration and associated alterations (Part Retrospective).

Applicant: The Bevendean Community Pub Ltd

Officer: Chris Swain 292178

Approved on 04/06/14 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 permitted extraction duct will be painted to match the rendered south facing elevation at first floor level and shall be retained as such thereafter. 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 specifications for the ductwork, silencers and infrastructure hereby approved shall be exactly as set out in the report titled Measurement of Existing Noise Levels & Assessment of Ductbourne Kitchen Extract & Plant Noise (J1505/0314) by Acoustic Associates Sussex Ltd received on 27 March 2014. To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The hours of operation for the hereby approved plant and machinery shall only be between 10:00 hours and 22:00 hours Monday through to Sunday. To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing ground floor plan, location and block plans	0296.EXG.001		27 March 2014
Existing sections AA and BB	0296.EXG.002		27 March 2014
Existing section CC	0296.EXG.003		27 March 2014
Existing east and south elevations	0296.EXG.004	A	27 March 2014
Existing north elevation	0296.EXG.005	A	27 March 2014
Proposed ground floor plan and block plans	0296.DD.001	B	27 March 2014
Proposed section CC and details	0296.DD.003	B	27 March 2014
Proposed elevations	0296.DD.004	C	27 March 2014
Proposed extract ducting layout	0296.DD.0012		27 March 2014

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

BH2014/01341

23 Colbourne Avenue Brighton

Certificate of Lawfulness for proposed single storey side extension.

Applicant: Mr Henry Dean

Officer: Julia Martin-Woodbridge 294495

Approved on 02/06/14 DELEGATED

QUEEN'S PARK

BH2014/00102

Flat 4 20 Atlingworth Street Brighton

Internal alterations to layout of flat.

Applicant: Mr Robert Bird

Officer: Christine Dadswell 292205

Approved on 15/05/14 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 partition wall shall be scribed around all existing skirting boards, and cornices.

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

BH2014/00539

9-11 Lower Promenade Madeira Drive Brighton

Creation of patio on beach using timber decking.

Applicant: Azure Restaurant

Officer: Sue Dubberley 293817

Approved on 20/05/14 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 detail shown on the submitted plans the hereby approved patio area shall comprise timber decking.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 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
Proposed plan	006	B	3/03/14
Site plan	007	A	3/03/14
Block plan	008	A	3/03/14
Existing plan	009	A	

BH2014/00557

Flat 1 87 Marine Parade Brighton

Internal alterations to layout of flat including addition of mezzanine level. (Retrospective).

Applicant: Mr Graham Worton

Officer: Christine Dadswell 292205

Refused on 02/06/14 DELEGATED

1) UNI

The internal alterations have significantly altered the plan form of the recipient Grade II listed building and, in the case of the plaster partition wall and timber staircase, are harmful bulky additions to a non-original space. The works are detrimental to the internal character, appearance and proportions of the Grade II Listed Building and would be harmful to the significance of the heritage asset. The works are therefore contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Guidance Notes 11, Listed Building Interiors, and 13, Listed Building - General Advice.

BH2014/00586

2 St Johns Place Brighton

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

Applicant: Miss Tina McGloughlan

Officer: Adrian Smith 290478

Refused on 29/05/14 DELEGATED

1) UNI

The proposed rear extension, by virtue of its scale consuming the majority of the rear garden to the property, represents an overdevelopment of the site that fails to respect the space around the building, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

2) UNI2

The proposed two storey side extension, by virtue of its projection to the side and rear and its overall form including a truncated dummy pitch, represents a poorly construed, incongruous and visually prominent addition that causes harm to the appearance of the building and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

BH2014/00765

Second Floor Flat 35 Queens Park Road Brighton

Replacement of existing timber framed sliding sash windows with UPVC.

Applicant: Stuart Cruttenden

Officer: Joanne Doyle 292198

Refused on 19/05/14 DELEGATED

1) UNI

The proposed UPVC replacement windows to the front elevation would appear incongruous in this setting, given that timber framed windows are retained to the ground and first floors harming the uniformity of the buildings facade. As such, the proposals would cause significant harm to the character and appearance of the recipient property and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Documents 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

BH2014/00882

29 Egremont Place Brighton

Conversion of existing dwelling into 3no self contained flats and associated works.

Applicant: The Property Shop

Officer: Adrian Smith 290478

Refused on 23/05/14 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan seeks to retain smaller family dwellings. The proposed ground floor flat, by virtue of its limited size and layout, and lack of adequate daylight and outlook to the rear rooms, represents a cramped and sub-standard form of residential accommodation unsuitable for family occupation, contrary to policies HO9 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The first floor roof terraces would result in overlooking and loss of privacy for occupiers of the ground floor flat, contrary to policy QD27 of the Brighton & Hove Local Plan

BH2014/01069

134 Freshfield Road Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, front rooflight and side window.

Applicant: Tania Powell

Officer: Julia Martin-Woodbridge 294495

Approved on 04/06/14 DELEGATED

ROTTINGDEAN COASTAL

BH2013/00774

Black Rock Madeira Drive Brighton

Temporary consent for the operation of a sand sculpture festival for a period of 7 months (April-October) for three years commencing 2013 and erection of associated temporary structures including a wooden café hut, 2 portacabins and 1 storage container (Part Retrospective).

Applicant: Brighton Sand Sculpture Festival

Officer: Jonathan Puplett 292525

Approved on 30/05/14 DELEGATED

1) UNI

The temporary use, and associated temporary structures, hereby approved shall only operate between the 1st April and 31st October in the years 2014 and 2015, after when the use shall be permanently discontinued.

Reason: The event hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policy QD1 of the Brighton & Hove Local Plan.

2) UNI

The application site shall be restored to its condition immediately prior to the use commencing on or before 30th November 2015.

Reason: To safeguard the visual amenities of the area, including the adjoining Conservation Area, and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Within 2 months of the date of this decision details of secure cycle parking

facilities for staff and visitors to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking facilities shall be installed within 1 month of such approval and shall be retained as such for the duration of the use.

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 site shall not be open or in use except between the hours of 10.30 and 20.00 each day.

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

5) UNI

Operations relating to the delivery of and removal of sand and structures to and from the site shall take place only between the hours of 08:00 and 17:00 Mondays to Fridays and at no time at all on Saturdays or Sundays.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN			12/03/2013
BLOCK PLAN			12/03/2013
SITE LAYOUT PLAN			12/03/2013
BOUNDARY TREATMENTS PLAN			08/07/2013
TEMPORARY BUILDINGS DETAILS			03/07/2013

BH2013/04269

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

Application for Approval of Details Reserved by Condition 43 of Application BH2012/04048 (Phase 1 only).

Applicant: Brunswick Developments Group Plc

Officer: Sarah Collins 292232

Approved on 19/05/14 DELEGATED

BH2014/00473

21 Lenham Road West Brighton

Demolition of existing dwelling and garage and erection of 4 bed detached dwelling.

Applicant: Nick Wells

Officer: Chris Swain 292178

Approved on 29/05/14 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 dwellinghouse as provided for within Schedule 2, Part 1, Class A 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 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

The rooflights to the side roof slopes 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.

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 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

Details of the proposed solar panels shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

7) UNI

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

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

8) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged

or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure, including boundary walls shall be completed before the development is occupied.

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

9) UNI

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, eaves and ridge heights. The development shall be constructed in accordance with the agreed details.

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

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, including the proposed windows and the hardstanding, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

12) UNI

No development shall take place until a 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.

13) 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.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwellinghouse hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit 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.

15) UNI

The 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.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	P/101		13 February 2014
Block plan	P/102		13 February 2014
Site / landscaping plan	P/103	B	13 February 2014
Contextual street elevation	P/104	A	13 February 2014
Proposed floor plans	P/105	A	13 February 2014
Proposed elevations 1	P/106	A	13 February 2014
Proposed elevations 2	P/107	A	13 February 2014
Contextual section	P/108	B	13 February 2014
Existing site layout	P/109		13 February 2014
Existing elevations	P/110	A	13 February 2014

BH2014/00593

26 Lewes Crescent Brighton

Demolition of existing rear basement extension and erection of rear conservatory extension to basement and ground floor. Repair and restoration works and roof repairs including replacement of rooflights.

Applicant: 26 Lewes Crescent, Brighton Ltd

Officer: Julia Martin-Woodbridge 294495

Approved on 20/05/14 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
Existing Plans	345/01		21.02.2014
Existing Elevations	345/02		21.02.2014
Existing Section	345/03		21.02.2014

Proposed Plans	345/04	B	24.04.2014
Proposed Elevations	345/05	B	24.04.2014
Proposed Sections	345/06	A	24.04.2014
Details of proposed conservatory to rear elevation	345/08	A	24.04.2014

2) UNI

No further works shall take place until samples of the materials, including the glass, to be used in the construction of the rear extension have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: As insufficient information has been submitted to ensure the satisfactory preservation of this listed building and to comply with policies QD14 and HE1 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14 and HE1 of the Brighton & Hove Local Plan.

4) UNI

No further works shall take place until details of the temporary opening to the rear boundary wall have been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of the reinstated boundary wall construction and a timetable for the opening to be infilled. The works shall take place in accordance with the agreed details.

Reason: As insufficient information has been submitted to ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No further works shall take place until details of all external vents have been submitted to and approved in writing by the Local Planning Authority. The works shall take place in accordance with the agreed details and shall be retained as such thereafter.

Reason: As insufficient information has been submitted to ensure the satisfactory preservation of this listed building and to comply with policies QD14 and HE1 of the Brighton & Hove Local Plan.

6) UNI

No further works shall take place until details, in the form of 1:20 scale sample elevations and 1:1 scale joinery profiles, of all new external doors, including French doors, and windows have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the agreed details and shall be maintained as such thereafter.

Reason: As insufficient information has been submitted to ensure the satisfactory preservation of this listed building and to comply with policies QD14 and HE1 of the Brighton & Hove Local Plan.

BH2014/00594

26 Lewes Crescent Brighton

Demolition of existing rear basement extension and erection of rear conservatory extension to basement and ground floor. Internal and external repair and restoration works, roof repairs including replacement of rooflights and alterations to internal layout.

Applicant: 26 Lewes Crescent, Brighton Ltd

Officer: Julia Martin-Woodbridge 294495

Approved on 21/05/14 DELEGATED

1) UNI

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

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

2) UNI

No further works shall take place until details, in the form of 1:20 scale sample elevations and 1:1 scale joinery profiles, of all new doors, including French doors, architraves, windows and radiator boxes have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the agreed details and shall be maintained as such thereafter.

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

3) UNI

No further works shall take place until details of the temporary opening to the rear boundary wall have been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of the reinstated boundary wall construction and a timetable for the opening to be infilled. The works shall take place in accordance with the agreed details.

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

4) UNI

No further works shall take place until details of the flue lining, including its terminus at the top of the chimney, have been submitted to and approved in writing by the Local Planning Authority. The works shall take place in accordance with the agreed details and shall be retained as such thereafter.

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

5) UNI

No further works shall take place until details of all external vents have been submitted to and approved in writing by the Local Planning Authority. The works shall take place in accordance with the agreed details and shall be retained as such thereafter.

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

6) UNI

Any 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 any new walls or 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.

7) UNI

No further works shall take place until a schedule of all features to be removed, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include photographs / drawings / sections recording the features to be replicated and 1:1 scale drawings of proposed items,

which shall match exactly the original in materials and detail. The works shall be carried out in accordance with the approved details and shall be retained as such thereafter.

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

8) UNI

No further works at third floor level shall take place until details of investigative structural works have been submitted to the Local Planning Authority.

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

9) UNI

No replacement bricks shall be laid at lower ground floor level until a sample of the brick has been submitted to and approved in writing by the Local Planning Authority. The brick floor shall be re-laid with replacement bricks to accord with the approved sample and shall be retained as such thereafter.

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

10) UNI

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

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

11) UNI

No further works shall take place until samples of the materials, including the glass, to be used in the construction of the rear extension have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained as such thereafter.

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

BH2014/00853

35 Chailey Avenue Brighton

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

Applicant: Mr Clive Richardson

Officer: Julia Martin-Woodbridge 294495

Approved on 19/05/14 DELEGATED

BH2014/00881

4 New Barn Road Brighton

Part change of use of ground floor from house (C3) to dental surgery (D1) with associated erection of single storey side extension.

Applicant: Dr Marios Kakos

Officer: Andrew Huntley 292321

Refused on 15/05/14 DELEGATED

1) UNI

The proposed extension, by virtue of its design, form, excessive bulk and

footprint, would result in a visually intrusive and bulky addition to the property which would be unsympathetic to the design of the existing dwelling. As such the proposed development would be of detriment to the character and appearance of the existing dwelling, the New Barn Road and Falmer Road street scenes and the wider area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

2) UNI2

The proposed development, by virtue of the inclusion of a window within the northern elevation would result in an un-neighbourly form of development for the current and future occupiers of the parent property, which is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00912

15 Roedean Crescent Brighton

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer, rooflights to front, rear and side roofslopes and glazed front gable.

Applicant: Mr William Christopherson

Officer: Christine Dadswell 292205

Refused on 27/05/14 DELEGATED

1) UNI

The submitted plans do not provide sufficient information by which to determine the volume of the proposed dormer and therefore whether the proposed development complies with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995.

2) UNI2

Notwithstanding the lack of information it is clear from the submitted plans that the development is not permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended as one of the proposed rooflights on the western elevation and the proposed rooflight on the rear elevation will not be obscure glazed or non-opening below 1.7m above the floor of the room in which it is installed.

BH2014/01005

8A Lewes Crescent & 38 Rock Grove Brighton

Painting of side elevation of 38 Rock Grove.

Applicant: Mr Robin Guilleret

Officer: Jonathan Puplett 292525

Approved on 03/06/14 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 side elevation of the building including the chimney shall be painted in a breathable white paint (colour BS 4800 00 E 55) to match the front elevation of the building and shall be maintained as such thereafter.

Reason: To ensure an acceptable appearance, to preserve the character of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/01019

Southcliffe Lodge Marine Drive Brighton

Erection of ground floor extensions to front and rear, formation of additional floor, front balconies, cladding and associated works.

Applicant: Mr John Roadnight

Officer: Wayne Nee 292132

Refused on 27/05/14 DELEGATED

1) UNI

The proposal, by virtue of its form, bulk and massing at roof level and inappropriate design, would result in incongruous and unsympathetic three storey development which fails to emphasise or enhance the positive qualities of the local neighbourhood, appearing over dominant in and causing harm to the character of the street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

By reason of its height and close proximity to no. 181 Marine Drive, the proposed second floor front balcony would result in overlooking and an adverse loss of privacy, representing an un-neighbourly form of development. The proposal would be detrimental to neighbouring amenity and would therefore be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01034

151A Marine Drive Saltdean Brighton

Application for Approval of Details Reserved by Conditions 8, 10, 11 and 12 of application BH2012/01545.

Applicant: Allbeck Homes Ltd

Officer: Sonia Gillam 292265

Refused on 23/05/14 DELEGATED

1) UNI

Samples of the proposed materials to be used in the construction of the external surfaces of the development and samples of the windows/ doors have not been received. It is not therefore possible to approve details in respect of condition 8.

2) UNI2

The submitted details fail to demonstrate that the noise mitigation measures would achieve adequate levels of noise attenuation. It is not therefore possible to approve details in respect of condition 10.

3) UNI3

The submitted details within the Landscape Plan and Arboricultural, Horticultural and Ecological Management Report fail to incorporate adequate measures to enhance the nature conservation interest of the site. It is not therefore possible to approve details in respect of conditions 11 and 12.

BH2014/01115

40 Arundel Place Brighton

Prior approval for change of use at ground and first floor levels from offices (B1) to residential (C3) to form 2no flats.

Applicant: Creative Developments Ltd

Officer: Christopher Wright 292097

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

WOODINGDEAN

BH2014/00320

The Science Park Sea View Way Brighton

Replacement of existing single blade wind turbine with three blade wind turbine.

Applicant: Reflex Nutrition Ltd

Officer: Chris Swain 292178

Refused on 15/05/14 DELEGATED

1) UNI

The application is not accompanied by a robust background noise survey which identifies the appropriate nearest sensitive receptors or a comprehensive acoustic report outlining the noise impact of the proposed wind turbine on agreed receptors. The development, in the absence of this information and suitable mitigation measures, has significant potential to expose neighbouring residents to excessive and unreasonable levels of noise. The proposal would therefore be detrimental to residential amenity and is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/01029

1 Rudyard Road Brighton

Certificate of lawfulness for proposed single storey rear extension and installation of new windows to side elevations.

Applicant: Mr Richard Evans

Officer: Christine Dadswell 292205

Approved on 23/05/14 DELEGATED

BH2014/01050

56 Downs Valley Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/03535.

Applicant: Ms K Stanley

Officer: Andrew Huntley 292321

Approved on 30/05/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/03964

63A Holland Road Hove

Installation of kitchen extract and air conditioning systems to rear elevation. (Retrospective).

Applicant: ER Property Developments Ltd

Officer: Andrew Huntley 292321

Refused on 22/05/14 DELEGATED

1) UNI

The applicant has failed to demonstrate that the existing extraction equipment would not have a detrimental impact on neighbouring residential amenity by reason of noise and disturbance. As such, the proposal is contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2013/04331

3 - 4 Western Road Hove

Creation of rear roof terrace on existing first floor flat roof with fenestration alterations including Juliette balconies to first, second and third floor levels.

Applicant: Legal Link Ltd

Officer: Christopher Wright 292097

Approved on 04/06/14 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

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

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

3) UNI

All new Juliette balcony doors shall be painted softwood 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
Location & Block Plan	Y078-A01		19 Dec 2013
Existing Ground and First Floor Plan	Y078-A02		19 Dec 2013
Existing Second and Third Floor Plan	Y078-A03		19 Dec 2013
Existing Front Elevation	Y078-A04		19 Dec 2013
Existing Rear Elevation and Section A-A	Y078-A05		19 Dec 2013
Proposed Ground, First and Second Floor Plans	Y078-D01		30 Dec 2013
Proposed Front Elevation	Y078-D03		19 Dec 2013
Proposed Third Floor, Fourth Floor and Roof Plans	Y078-D02	A	31 Mar 2014
Existing Rear Elevation and Section A-A	Y078-D04	A	31 Mar 2014

BH2014/00448

Flat 5 31 First Avenue Hove

Replacement of UPVC window and door with aluminium bi-fold doors.

Applicant: Mr Lundholm

Officer: Christopher Wright 292097

Approved on 19/05/14 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			12 Feb 2014
Block Plan			12 Feb 2014
Existing Elevation		Rev. A	6 May 2014
Proposed Elevation		Rev. A	6 May 2014
Viewed Externally			12 Feb 2014
Section Details (3 pages)			12 Feb 2014

BH2014/00844

83 - 85 Western Road Hove

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

Applicant: Rentmoor Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 19/05/14 DELEGATED

CENTRAL HOVE

BH2014/00006

Flat 6 5 St Aubyns Gardens Hove

Installation of replacement windows to front elevation including enlargement of opening and replacement cill.

Applicant: T Hipwell

Officer: Emily Stanbridge 292359

Approved on 15/05/14 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 finish of the replacement cill shall match the colour 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 windows hereby approved shall be painted timber vertical sliding sashes

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	11249.01		02.01.2014
Block Plan	11249.02		02.01.2014

Plan	11249/03		02.01.2014
Section	11249/04		02.01.2014
Elevation	11249/05		02.01.2014
Existing south elevation	11249/06		02.01.2014

BH2014/00328

Flat D 63 Tisbury Road Hove

Replacement of existing windows and patio doors with timber windows and patio doors with associated external alterations to construct bay window to rear elevation.

Applicant: Sparks Property Developments

Officer: Christine Dadswell 292205

Approved on 23/05/14 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 submitted plans no works shall take place until full details of the proposed front door including 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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	ADC629/LP		20 Feb 2014
Existing Elevations and Floor Plans	ADC629/04		04 Feb 2014
Proposed Elevations and Floor Plans	ADC629/03	A	08 Apr 2014
Joinery Details	ADC629/05		26 Feb 2014
Large Scale Joinery Details	ADC629/06		08 Apr 2014

4) UNI

No works shall take place until details of the airbrick ventilation for the vaults have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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

BH2014/00398

1-2 Victoria Terrace Hove

Change of use from car showroom (Sui Generis) to form 2no professional services units (A2) and 1no two bedroom flat at ground floor and 2no one bedroom flats at lower ground floor including new shop fronts, repairs to balcony, access stairs and landscaping to rear and associated works.

Applicant: John Regan

Officer: Christopher Wright 292097

Approved on 04/06/14 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 cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

BH2014/00600

Hove Public Library 182-186 Church Road Hove

Internal alterations to facilitate the replacement of wireless access points and installation of data points to existing trunking.

Applicant: BHCC Libraries

Officer: Emily Stanbridge 292359

Approved on 02/06/14 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

All redundant cabling, trunking and other internal fittings shall be removed.

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

BH2014/00789

Flats 1 & 2 53 Ventnor Villas Hove

Alterations to fenestration at lower ground floor level including installation of new access door to front. Installation of new door to replace existing window, and new window to replace existing door to side elevation and new French doors to rear to replace existing windows.

Applicant: Norman & James Bolton

Officer: Jonathan Puplett 292525

Approved on 15/05/14 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			10/03/2014
EXISTING FLOOR PLAN			10/03/2014
EXISTING SIDE ELEVATION			10/03/2014
EXISTING REAR ELEVATION			10/03/2014
PROPOSED FLOOR PLAN			10/03/2014
PROPOSED SIDE ELEVATION			10/03/2014
PROPOSED REAR ELEVATION			10/03/2014

BH2014/00828

15 Courtenay Gate Courtenay Terrace Hove

Replacement of single glazed sliding sashes with double glazed sliding sashes within existing timber frames.

Applicant: Mr John Logsdon

Officer: Emily Stanbridge 292359

Approved on 19/05/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The proposed windows shall be constructed in accordance with the email submitted by the agent dated the 16th of May 2014.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan			14.03.2014
Operational diagram			14.03.2014

Sectional drawing		16.05.2014
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BH2014/00902

48 Blatchington Road Hove

Conversion of existing ground floor shop (A1) and first floor office and storage space (B1) to 1no one bedroom maisonette at ground and first floor and 1no one bedroom maisonette at first and second floor with associated alterations including rear dormer, rooflights and new entrance to front and rear elevations.

Applicant: Weatherstone Properties Group

Officer: Christopher Wright 292097

Approved on 27/05/14 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 south and west facing bathroom windows on the rear elevation of original building and the flank elevation of the flat roof link extension shall be obscure glazed and, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening and thereafter permanently retained as such.

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

3) UNI

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

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

5) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 20 March 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

6) 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.

7) UNI

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

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

8) UNI

No development shall 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.

9) UNI

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

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

10) UNI

The development hereby permitted shall be carried out in accordance with 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	TA684/01	B	20 Mar 2014
Existing Ground Floor Plan	TA684/02	D	20 Mar 2014
Existing Ground Floor Plan	TA684/02	F	20 Mar 2014
Existing First Floor Plan	TA684/03	D	20 Mar 2014
Existing First Floor Plan	TA684/03	F	20 Mar 2014
Existing Front & Rear Elevations	TA684/04	B	20 Mar 2014
Existing Front & Rear Elevations	TA684/04	C	20 Mar 2014
Existing Section AA & Elevation	TA684/05	C	20 Mar 2014
Existing Section AA & Elevation	TA684/05	E	20 Mar 2014
Existing Section BB	TA684/06	C	20 Mar 2014
Existing Section BB	TA684/06	E	20 Mar 2014
Existing Second Floor Plan	TA684/07		20 Mar 2014
Existing Second Floor Plan	TA684/07	B	20 Mar 2014
Proposed Ground Floor Plan	TA684/10	G	20 Mar 2014
Proposed First Floor Plan	TA684/11	G	20 Mar 2014
Proposed Second Floor Plan	TA684/12	H	20 Mar 2014
Proposed Front & Rear	TA684/13	E	20 Mar 2014

Elevations			
Proposed Section & Elevation	TA684/14	F	20 Mar 2014
Proposed Section BB	TA684/15	G	20 Mar 2014
Proposed Site Plan	TA684/16	F	20 Mar 2014

11) UNI

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

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

BH2014/00973

55 St Aubyns Hove

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

Applicant: Acornrent Ltd

Officer: Liz Arnold 291709

Refused on 21/05/14 DELEGATED

1) UNI

The proposed rear dormer window, by virtue of its excessive size and design, which includes large areas of cladding to the side and below the proposed windows, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property, the related terrace, the Seafield Road street scene and the surrounding Old Hove and Cliftonville Conservation Areas, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2014/01056

Fourth Avenue Mansions 88-92 Church Road Hove

Replacement of existing windows with white painted timber double glazed windows.

Applicant: Sanctuary Group

Officer: Sonia Gillam 292265

Approved on 28/05/14 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 timber windows hereby approved shall be painted white within 3 months of the date of installation and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
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Existing elevations	14129_001		02/04/2014
Proposed elevations	14129_002		02/04/2014
Existing/ proposed bay windows	14129_003		02/04/2014
Existing/ proposed windows	14129_004		02/04/2014
Mullion detail - standard sash	FC/MULL/SS18		02/04/2014
Cill detail - standard sash	FC/S-CILL/SS18		02/04/2014
Jamb detail - standard sash	FC/JAMB/SS18		02/04/2014
Head detail - standard sash	FC/HEAD/SS18		02/04/2014
Head detail - standard sash	SBVS/HEAD/S18		02/04/2014
Jamb detail - standard sash	SBVS/JAMB/S18		02/04/2014
Meeting rail detail - standard sash	SBVS/M.RAIL/SS18		02/04/2014
Astragal bar profiles	AST19/SS18		02/04/2014
Site location plan			02/04/2014

BH2014/01123

Flat 1 26 Norton Road Hove

Installation of replacement timber doors to rear and stairs to access rear garden.

Applicant: Mr & Mrs S Sutcliffe

Officer: Emily Stanbridge 292359

Approved on 30/05/14 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			07.04.2014
Block Plan			07.04.2014
Existing and proposed	01		07.04.2014
Joinery details			07.04.2014
Door sections			07.04.2014
Door sections			07.04.2014
Decking area			07.04.2014

BH2014/01129

14a Osborne Villas Hove

Replacement of timber windows and doors with UPVC windows and doors. (Retrospective).

Applicant: Mr Leal

Officer: Sonia Gillam 292265

Refused on 03/06/14 DELEGATED

1) UNI

The replacement front windows, by reason of their design and material, are an unsympathetic alteration that fail to reflect the original character and appearance of the building and fail to preserve or enhance the character or appearance of the Cliftonville Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

GOLDSMID

BH2014/00075

Kings Gate 111 The Drive Hove

Creation of additional floor to provide 3no three bedroom flats and 3no two bedroom flats with cycle store.

Applicant: Anstone Properties Ltd

Officer: Christopher Wright 292097

Approved after Section 106 signed on 20/05/14 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

The development hereby permitted shall be carried out in accordance with 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			10 Jan 2014
Existing Roof Plan			20 Jan 2014
Proposed Additional 6 No. Flats at Roof Level (Third Floor)	355/100		10 Jan 2014
As Existing Elevations	AC/KingsGate/01		10 Jan 2014
As Proposed Elevations	AC/KingsGate BR/04	A	10 Jan 2014
As Proposed Third Floor & Roof Plans	AC/KingsGate BR/05		CH 10 Jan 2014

3) UNI

No development shall take place until a scheme for the junction of existing and new work, and samples of all materials to be used in the external finishes of the extension, have been submitted to and approved by the Local Planning Authority. Materials are to match existing in colour, style and texture. The approved scheme and materials shall be incorporated into the development.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan 2005.

4) UNI

The development hereby permitted shall not be commenced until the details of

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

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

5) UNI

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.

6) 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 2005.

7) UNI

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

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

8) UNI

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.

BH2014/00270

77 The Drive Hove

Repair of asphalt on bay roof and installation of waterproof membrane covered with existing tiles.

Applicant: Pepper Fox Ltd

Officer: Helen Hobbs 293335

Refused on 23/05/14 DELEGATED

1) UNI

Insufficient information on the repair of the bay roof has been submitted and there is no justification as to why traditional materials do not form part of the proposed works. In the absence of sufficient detail the proposal would fail to preserve the historic character and appearance of the Grade II Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 9, Architectural Features

BH2014/00558

Flat 1 79 The Drive Hove

Internal alterations to layout. (Retrospective)

Applicant: Mr Tom Jones

Officer: Liz Arnold 291709

Approved on 16/05/14 DELEGATED

1) UNI

Within two months of the date of this consent, the installed external plastic vent shall be removed and the original broken airbrick replaced with a new clay vent of a similar colour to match the surrounding bricks.

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

BH2014/00872

Flat 4 55 Hove Park Villas Hove

Replacement of existing timber framed windows with UPVC windows.

Applicant: Brian John Denman

Officer: Joanne Doyle 292198

Approved on 20/05/14 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			18 Mar 2014
Window Specifications			18 Mar 2014
Sectional Drawings			18 Mar 2014

BH2014/00876

Flat 31 Cromwell Court 89 Cromwell Road Hove

Installation of flue to west elevation external wall.

Applicant: Miss Genevieve Smith

Officer: Christine Dadswell 292205

Approved on 23/05/14 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			18 Mar 2014
Block Plan			18 Mar 2014

BH2014/00921

56 Livingstone Road Hove

External and internal alterations to facilitate conversion of existing mixed use of light industrial and offices (B1) with retail (A1) and storage (B8) into 2no self-contained one bedroom flats and 1no self-contained two bedroom flat.

Applicant: Mr Tim Hawkins

Officer: Liz Arnold 291709

Approved on 30/05/14 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 railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

Reason: In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

5) UNI

Notwithstanding the details submitted, 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, including the new front boundary wall and railings, entrance steps and the boundary between the proposed rear garden areas. 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,

QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

No development shall take place until large scale details of the aluminium windows, including method of opening, have been submitted to and approved in writing by the Local Planning Authority.

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, and QD14 of the Brighton & Hove Local Plan.

8) UNI

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

9) 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.

10) 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

11) 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.

12) 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.

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans	3453.EXG.01		21st March 2014
Existing Elevations, Section and OS Extract	3453.EXG.02		21st March 2014
Proposed Plans	3453.PL.01		21st March 2014
Proposed Elevations, Section and OS Extract	3453.PL.02		21st March 2014
Proposed Plans Space Standards	3453.PL.03		21st March 2014

14) UNI

Notwithstanding the information provided, the development hereby permitted shall not be commenced until details of a minimum of 4 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.

BH2014/00930

39 Lyndhurst Road Hove

Certificate of lawfulness for a proposed loft conversion incorporating rear dormers and rooflights to the front elevation.

Applicant: Mr Brendan Haworth

Officer: Emily Stanbridge 292359

Approved on 27/05/14 DELEGATED

BH2014/00938

Top Flat 86 Goldstone Road Hove

Installation of 3no rooflights to front roof slope and 2no rooflights to the rear.

Applicant: Brian O'Neill

Officer: Joanne Doyle 292198

Refused on 19/05/14 DELEGATED

1) UNI

The proposed front rooflights, by reason of their number and siting, would result in a cluttered appearance and would be of detriment to the character and appearance of the existing property and the wider Goldstone Road street scene. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/00965

2 Highdown Road Hove

Certificate of Lawfulness for proposed single storey rear and side extension.

Applicant: Ms Shirley Waldron

Officer: Helen Hobbs 293335

Approved on 21/05/14 DELEGATED

BH2014/01012

Flat 3 33 Wilbury Road Hove

Installation of rooflights to side and rear elevations.

Applicant: Walter Manenti

Officer: Julia Martin-Woodbridge 294495

Approved on 22/05/14 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
Existing Floor Plans & Block Plan	33WR/01		27.03.2014
Existing Elevations & 2nd Floor & Roof Plan	33WR/02		27.03.2014
Proposed 2nd Floor Plan	33WR/03		27.03.2014
Proposed Third Floor Plan	33WR/04		27.03.2014
Proposed Elevations	33WR/05		27.03.2014

BH2014/01042

84-86 Denmark Villas Hove

Prior approval for change of use at first, second and third floor levels from offices (B1) to residential (C3) to form 15no flats.

Applicant: Chestnut Development Co Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 27/05/14 DELEGATED

HANGLETON & KNOLL

BH2014/00886

1 Sherbourne Road Hove

Certificate of lawfulness for proposed single storey rear extension and enlargements to existing front porch and conservatory to side.

Applicant: Stephan Love

Officer: Helen Hobbs 293335

Split Decision on 29/05/14 DELEGATED

BH2014/00913

253 Old Shoreham Road Hove

Erection of single storey rear extension.

Applicant: 14 Investments Ltd

Officer: Emily Stanbridge 292359

Approved on 28/05/14 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 alcohol shall be sold or supplied to persons accommodated within the extension hereby permitted unless those persons are taking meals on the premises and are seated at tables.

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

3) UNI

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.

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with 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	13.1951.125	P2	21.03.2014
Block Plan	13.1951.126	P3	02.04.2014
Existing Survey	3122/01		21.03.2014
Existing floor plans	3122/02		21.03.2014
Existing elevations	3122/03		21.03.2014
Proposed site layout	13.1951.120	P3	21.03.2014
Proposed ground floor layout	13.1951.121	P3	21.03.2014
Proposed first floor layout	13.1951.122	P3	21.03.2014
Proposed elevations	13.1951.123	P3	21.03.2014
Proposed elevations	13.1951.124	P3	21.03.2014

6) UNI

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

Reason: To ensure a satisfactory appearance to the development in the interests

of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2014/01041

5 Northease Gardens Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Chinman

Officer: Emily Stanbridge 292359

Approved on 04/06/14 DELEGATED

BH2014/01113

4 Hangleton Valley Drive Hove

Certificate of Lawfulness for proposed single storey rear extension to replace existing conservatory.

Applicant: Phil Mann

Officer: Christine Dadswell 292205

Approved on 30/05/14 DELEGATED

BH2014/01138

6 Warene Road Hove

Certificate of lawfulness for proposed erection of rear conservatory extension and increase to height of side boundary wall.

Applicant: Mr Romani Latif

Officer: Christine Dadswell 292205

Approved on 04/06/14 DELEGATED

BH2014/01163

35 Sunninghill Avenue Hove

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

Applicant: Mr & Mrs Allen

Officer: Emily Stanbridge 292359

Approved on 30/05/14 DELEGATED

BH2014/01190

2 Northease Gardens Hove

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

Applicant: Mrs Christina Chan

Officer: Julia Martin-Woodbridge 294495

Approved on 02/06/14 DELEGATED

BH2014/01410

84 Amberley Drive Hove

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

Applicant: Mr & Mrs M Lobacz

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 30/05/14 DELEGATED

NORTH PORTSLADE

BH2014/00885

356 Mile Oak Road Portslade

Erection of part single, part two storey rear extension.

Applicant: S Johnston

Officer: Jason Hawkes 292153

Approved on 16/05/14 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
Block Plan			19th March 2014
Existing Elevations and Plans	14/904/01		19th March 2014
Proposed Elevations and Plans	14/904/02		19th March 2014

BH2014/00972

1 Brackenbury Close Portslade

Conversion of garage to habitable space with associated external alterations.

Applicant: Mr & Mrs Collins

Officer: Oguzhan Denizer 290419

Approved on 21/05/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			26/03/2014
Block Plan			26/04/2014
Existing & Proposed Elevations			26/03/2014
Existing Floor Plan			26/03/2014
Proposed Floor Plan			26/03/2014
Roof Plan and Existing & Proposed Sections			26/03/2014

SOUTH PORTSLADE

BH2013/03498

113-115 Trafalgar Road Portslade

Outline application for the demolition of existing bungalows and erection of 4no three bedroom houses.

Applicant: Mr H Cooper

Officer: Liz Arnold 291709

Approved on 04/06/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2. below, whichever is the later.

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

2) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

3) 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 - 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 to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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.

5) 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

6) UNI

No development shall take place until full details of site levels of the proposed development relative to surrounding properties 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 be constructed in accordance with the agreed details.

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

7) UNI

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

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

8) UNI

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

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

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

9) UNI

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.

10) 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.

11) UNI

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

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

12) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 3 as a minimum for the residential unit has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

13) UNI

The residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

14) UNI

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

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

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

a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) appearance;
- (iv) access; and
- (v) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

BH2014/00773

42 Applesham Way Portslade

Certificate of Lawfulness for proposed single storey rear extension to replace existing conservatory.

Applicant: Mr S Welling

Officer: Helen Hobbs 293335

Approved on 27/05/14 DELEGATED

BH2014/00933

6 Old Shoreham Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.25m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr Rida Estfanos

Officer: Mark Thomas 292336

Prior approval not required on 28/05/14 DELEGATED

BH2014/00944

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

Application for Approval of Details Reserved by Conditions 8(ii) and 9 of application BH2013/02919.

Applicant: Richard Schofield

Officer: Jason Hawkes 292153

Approved on 19/05/14 DELEGATED

BH2014/00980

17 Windlesham Close Portslade

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, 2no rooflights to front, insertion of window to side and dormer to rear with Juliette balcony.

Applicant: Matt Salter

Officer: Christine Dadswell 292205

Approved on 28/05/14 DELEGATED

HOVE PARK

BH2013/03762

Aldrington C of E Primary School Eridge Road Hove

Application for approval of details reserved by conditions 4, 5, 6, 7 and 8 of application BH2013/01720.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Split Decision on 04/06/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 4, 6 & 8 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 5 are NOT APPROVED

2) UNI2

1. 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' for all non-residential development has not been submitted. The requirements of condition 5 have therefore not been satisfied and the scheme is contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2014/00476

10 Shirley Road Hove

Erection of single storey rear extension and hip to gable roof extension incorporating side dormers, 6no rooflights and other associated works.

Applicant: Mr & Mrs Paul Court

Officer: Paul Earp 292454

Approved on 30/05/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

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

3) UNI

No development shall commence until details of an obscure glazed screen to the side, southern elevation, of the veranda hereby approved have been submitted to and approved in writing by the Local Planning Authority. The screen shall be erected before the veranda is first brought into use and shall be maintained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	298-30	P1	13 February 2014
Block plan	298-31	P1	13 February 2014
Existing plans and elevation	298-01	P1	13 February 2014
Proposed plans and elevations	298-23	P1	13 February 2014

BH2014/00555

133 Woodland Avenue Hove

Erection of three storey rear extension with terrace and balustrading to ground floor, erection of two storey front extension, roof alterations to existing garage and other associated works.

Applicant: Samantha Malinksy

Officer: Helen Hobbs 293335

Refused on 15/05/14 DELEGATED

1) UNI

The proposed two storey front and two storey rear extensions and the replacement pitched roof to the side garage, would by reason of their siting, design, height, scale and massing, have an unduly dominant, discordant and unsympathetic relationship to the form and character of the host building, to the detriment of visual amenity and the appearance of the street scene. As such the proposal is contrary to the requirements and objectives of policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2014/00662

61 Elizabeth Avenue Hove

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

Applicant: Mr Trevor Swaysland

Officer: Joanne Doyle 292198

Approved on 23/05/14 DELEGATED

BH2014/00827**10 Orpen Road Hove**

Certificate of Lawfulness for proposed front porch and revised fenestration to facilitate conversion of garage to habitable accommodation.

Applicant: Mr & Mrs John Speck

Officer: Helen Hobbs 293335

Approved on 19/05/14 DELEGATED

BH2014/00999**3 Woodland Parade Hove**

Change of use from retail (A1) to personal training studio (D2) with ancillary retail (A1). (Retrospective)

Applicant: JRL Sports Studio

Officer: Paul Earp 292454

Approved on 29/05/14 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
Existing and proposed plans	1152/01		28 March 2014

2) UNI

The premises shall be used for the provision of a Fitness Studio only and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

3) UNI

The use hereby permitted shall not be operational except between the hours of 06:00 to 20:00 on Monday to Friday; 08:00 to 14:00 on Saturday; and, 09:00 to 13:00 on Sundays and Bank or Public Holidays.

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

4) UNI

Within one month of the date of this decision details of secure cycle parking facilities, which should accommodate a minimum of 2 cycles, for use by staff and customers of the use hereby permitted, should be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within two months of the approval of details and shall thereafter be retained for use at all times.

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

BH2014/01017**168 Old Shoreham Road Hove**

Prior approval for change of use of rear ground floor office (B1) to residential (C3) to form 1no one bedroom flat.

Applicant: Dr Harjinder Heer

Officer: Andrew Huntley 292321

Prior Approval is required and is refused on 22/05/14 DELEGATED

BH2014/01022**6 Woodlands Hove**

Erection of single storey rear extension with associated alterations.

Applicant: Kim Smith

Officer: Helen Hobbs 293335

Approved on 23/05/14 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 brickwork 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			28th March 2014
Existing and proposed plans	2241/14/01	A	28th March 2014

BH2014/01048**53 Hove Park Road Hove**

Demolition of existing garage and erection of 1no three bedroom dwelling (C3) fronting Shirley Drive.

Applicant: Mr & Mrs Rents

Officer: Christopher Wright 292097

Refused on 04/06/14 DELEGATED

1) UNI

The proposed development would, by reason of the building footprint, close proximity to three of the four site boundaries, scale and bulk, have a cramped appearance that would be out of character with the pattern of existing development in the locality and which would be detrimental to visual amenity. As such the proposed development would neither preserve nor enhance the positive characteristics of the locality and is thereby contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would, by reason of the siting, height, scale, bulk and depth of the rear annex, appear unduly dominant and would detract from the appearance of the rear elevation of the dwelling, and have an overbearing and

intrusive impact on the adjoining property, 33 Shirley Drive, which would result in an excessive sense of enclosure and which would be detrimental to residential amenity. As such the proposal is contrary to the requirements of policies QD1 and QD27 of the Brighton & Hove Local Plan.

BH2014/01099

287 Dyke Road Hove

Application for Approval of Details Reserved by Condition 4 of application BH2013/03457.

Applicant: Care Management Goup

Officer: Andrew Huntley 292321

Approved on 30/05/14 DELEGATED

BH2014/01164

50 The Droveaway Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Gillatt

Officer: Julia Martin-Woodbridge 294495

Approved on 04/06/14 DELEGATED

BH2014/01210

43 Dyke Road Avenue Hove

Application for Approval of Details Reserved by Condition 5 of application BH2013/03581.

Applicant: Mr Mark Harris

Officer: Christopher Wright 292097

Approved on 27/05/14 DELEGATED

BH2014/01416

18 Aldrington Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.3m.

Applicant: Mr and Mrs Davies

Officer: Liz Arnold 291709

Prior approval not required on 04/06/14 DELEGATED

WESTBOURNE

BH2014/00178

8 Richardson Road Hove

Change of use from retail (A1) to public house (A4)

Applicant: Mr David White

Officer: Andrew Huntley 292321

Approved on 16/05/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			20.01.2014
Location Plan, Existing & Proposed Floor Plans	8RR - P1		03.02.2014
Furniture Layout Plan	8RR - P2		25.04.2014

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 12.00 and 21.00 on Mondays to Thursday and 12.00 and 23.00 on Friday and Saturdays and 12.00 and 14.00 on Sundays.

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

4) UNI

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

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

5) UNI

There shall be no preparation/cooking/heating-up of hot or cold food on the premises. No hot or cold food shall be served to customers on the premises (other than bar snacks).

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.

6) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 08.00 and 18.00 on Monday to Friday and 09.00 and 18.00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

7) UNI

There shall be no live or amplified music played on the premises at any time.

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.

8) UNI

The areas of the premises to be used by customers, shall be limited to the areas marked blue and shown as WC and WC lobby as shown on drawing 8RR-P2 hereby approved. Customers shall not be permitted in the other parts of the premises.

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.

9) UNI

No development shall take place until full details of the air-conditioning outlet on the external wall of the property 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.

BH2014/00411**70 Walsingham Road Hove**

Conversion of existing office space to create additional bedroom to second floor flat including a roof extension in existing roof valley. Refurbishment of property including infill of ground floor side entrance and window and additional side access gate.

Applicant: Grace Eyre

Officer: Jason Hawkes 292153

Approved on 23/05/14 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 side facing 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Location & Block Plans	21828-00/001-001		7th February 2014
Proposed Location & Block Plan	21828-00/001-002		7th February 2014
Basement Floor Plans as Existing	21828-00/001-100		7th February 2014
Ground & First Floor Plans as Existing	21828-00/001-101		7th February 2014
Second Floor & Roof Plan as Existing	21828-00/001-102		7th February 2014
Elevations as Existing	21828-00/001-103		7th February 2014
Basement Floor Plan as Proposed	21828-00/001-200		7th February 2014
Ground & First Floor Plan as Proposed	21828-00/001-201		7th February 2014
Second Floor Plan & Roof Plan as Proposed	21828-00/001-202		7th February 2014
Elevations as Proposed	21828-00/001-203		7th February 2014
Sections as Proposed	21828-00/001-204		7th February 2014

BH2014/00417**Ground Floor Flat 106 Sackville Road Hove**

Erection of single storey rear extension.

Applicant: Mr D Funnell**Officer:** Julia Martin-Woodbridge 294495**Approved on 23/05/14 DELEGATED****1) BH01.01**

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	1403/1/A	A	06.05.2014
Existing and Proposed Flat Plans	1403/2/A	A	06.05.2014
Existing and Proposed Elevations	1403/3/3/A	A	06.05.2014

BH2014/00756**14 Princes Square Hove**

Installation of green roof and additional rooflights to rear extension. Demolition of existing conservatory and alterations to rear fenestration.

Applicant: Ms Natalie Barb**Officer:** Mark Thomas 292336**Approved on 02/06/14 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 and block plan	303/20	P1	7th March 2014
Existing ground floor plan	303/21	P1	7th March 2014
Proposed ground floor plan	303/21	P1	7th March 2014
Existing and proposed part roof plan	303/23	P1	7th March 2014

Existing and proposed west elevations	303/24	P1	7th March 2014
Existing and proposed north elevations	303/25	P1	7th March 2014
Existing and proposed south elevations	303/26	P1	7th March 2014

BH2014/00774

3 Pembroke Gardens Hove

Erection of glass roofed veranda to rear and replacement of existing rear French doors with aluminium bi-fold doors.

Applicant: Mr Gary Kenton

Officer: Sonia Gillam 292265

Approved on 19/05/14 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			10/03/2014
Block plan			24/03/2014
Existing and proposed rear and side elevations			24/03/2014
Existing and proposed side elevations			24/03/2014
Existing and proposed floor plans			08/04/2014

BH2014/00823

38 Hove Street Hove

Demolition of existing dwelling and erection of two semi-detached dwellings with associated parking and landscaping.

Applicant: John Robinson

Officer: Christopher Wright 292097

Approved on 21/05/14 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 dwellinghouses as provided for within Schedule 2, Part 1, Class A 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.

3) UNI

The first floor level windows on the northern and southern facing flank elevations of each dwellinghouse hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

8) UNI

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the

Brighton & Hove Local Plan.

9) UNI

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

10) UNI

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

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

11) 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.

12) UNI

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

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, in particular the Elm tree on the public highway in front of the application site, 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 shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, planting of the development,

indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

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 3 as a minimum for both 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

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.

18) 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 both residential units built have 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.

19) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and Site Location Plans	TA784/01	A	13 Mar 2014
Existing SE Surveying Site	TA784/02		13 Mar 2014

Survey			
Existing SE Surveying Street Scene Facing Hove Street	TA784/03		13 Mar 2014
Existing Ground Floor Plan	TA784/04		26 Mar 2014
Existing First Floor Plan	TA784/05		26 Mar 2014
Existing Elevations	TA784/06		26 Mar 2014
Proposed Site Plan	TA784/10	C	23 Apr 2014
Proposed Floor Plans	TA784/11	C	23 Apr 2014
Proposed Front (East) Elevation	TA784/12	C	23 Apr 2014
Proposed Rear (West) Elevation	TA784/13	B	13 Mar 2014
Proposed Side (South) Elevation	TA784/14	B	13 Mar 2014
Proposed Side (North) Elevation	TA784/15	C	23 Apr 2014
Proposed Section AA	TA784/16	C	23 Apr 2014
Comparative Street Scenes (Existing & Proposed)	TA784/17	B	23 Apr 2014

BH2014/00868

22 Reynolds Road Hove

Erection of single storey rear extension and insertion of window and door to ground floor side elevation.

Applicant: Robert Erskine

Officer: Robin Hodgetts 292366

Approved on 30/05/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan			17/03/14

Existing elevations			17/03/14
Existing floor plans			17/03/14
Proposed elevations			17/03/14
Proposed floor plans			17/03/14

BH2014/00903

92 Portland Road Hove

Certificate of lawfulness for proposed change of use from office (B1) to 2no residential units (C3).

Applicant: Bureau

Officer: Guy Everest 293334

Refused on 28/05/14 DELEGATED

1) UNI

The applicant has failed to demonstrate that the application site was used for a use falling within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 either immediately before the 30 May 2013 or when last in use. Accordingly, the proposed development is not permitted under Class J, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/00906

92 Portland Road Hove

External alterations including replacement of existing windows and doors to front and rear elevations to UPVC and alterations to shopfront and ground floor level following prior approval application BH2013/04341 for change of use from offices (B1) to residential (C3) to form 2no residential units.

Applicant: James Summers

Officer: Liz Arnold 291709

Approved on 28/05/14 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 to be used in the construction of the ground floor frontage 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 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			1st April 2014
Block Plan			20th March 2014
Existing Basement Level Plan	003		20th March 2014
Existing Ground Level Plan	004		20th March 2014
Existing First Level Plan	005		20th March 2014
Existing Second Level Plan	006		20th March 2014

Existing Roof Level Plan	007		20th March 2014
Existing Rear Elevation	009		20th March 2014
Existing Front Elevation	010		20th March 2014
Existing AA Section	010		20th March 2014
Existing BB Section	011		20th March 2014
Proposed Basement Level	020	Rev. C	20th March 2014
Proposed Ground Level Plan	021	Rev. C	20th March 2014
Proposed First Level Plan	022	Rev. B	20th March 2014
Proposed Second Level Plan	023	Rev. B	20th March 2014
Proposed Roof Level Plan	024		20th March 2014
Proposed Front Elevation	025	Rev. A	20th March 2014
Proposed Rear Elevation	026		20th March 2014
Proposed BB Section	028		20th March 2014
Proposed BB Section	029		20th March 2014
Proposed CC Section	030	Rev. A	20th March 2014

BH2014/00917

14 - 18 New Church Road Hove

Display of non illuminated double sided post mounted sign, single sided post mounted sign and wall mounted signs.

Applicant: Priory Group

Officer: Helen Hobbs 293335

Approved on 16/05/14 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.

BH2014/00950

21 Reynolds 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 5.3m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.85m.

Applicant: Norma Davidson

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 22/05/14 DELEGATED

BH2014/00987

59 & 59a Coleridge Street Hove

Change of use of rear of site from workshops (B2) and rear unit (B1) and garage to front to 2no two bedroom residential units (C3) and offices (B1), incorporating single storey extension and associated alterations.

Applicant: Mr D Golding

Officer: Christopher Wright 292097

Refused on 23/05/14 DELEGATED

1) UNI

The proposed development, by reason of the intensified use of the land, and the height and position of the first floor roof terrace and windows, would lead to overlooking, loss of privacy, noise and disturbance for occupiers of adjoining residential properties. The proposal would be detrimental to neighbour amenity and contrary to the objectives of policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01088

123-125 Portland Road Hove

Display of internally-illuminated fascia and projecting signs and ATM surround sign.

Applicant: Sainsburys Supermarkets Ltd

Officer: Emily Stanbridge 292359

Approved on 30/05/14 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.

BH2014/01233

171 Westbourne 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 3.74m, for which the maximum height would be 3.15m, and for which the height of the eaves would be 2.65m.

Applicant: Claire Denman

Officer: Julia Martin-Woodbridge 294495

Prior Approval is required and is refused on 27/05/14 DELEGATED

1) UNI

Reasons for Refusal

1. The proposed rear extension, by reason of its height would result in a significantly overbearing impact and an unacceptable sense of enclosure to the

adjoining property, No. 169 Westbourne Street.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Site Plan, Block Plan, Existing Ground Floor Plan, Existing Rear Elevation, Proposed Ground Floor Plan and Proposed Rear Elevation	PBP0105/01		15.04.2014
Application Form			15.04.2014

BH2014/01286

12 Molesworth 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 3.6m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.6m.

Applicant: Mr Anthony Phillimore

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 28/05/14 DELEGATED

WISH

BH2014/00737

72 Payne Avenue Hove

Replacement of existing slate roof tiles to redland 49 concrete roof tiles.

Applicant: Parade Properties Ltd

Officer: Christine Dadswell 292205

Approved on 20/05/14 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 roof shall be finished in Redland 49 tiles (specification No.03 Antique Red) and shall be retained as such thereafter.

Reason: To ensure a 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
Location and Floor Plans			25 Mar 2014

BH2014/00875

13 Park Avenue Hove

Erection of single storey front extension to facilitate conversion of existing garage into living space, erection of single storey rear extension and erection of two

storey rear/side extension. Hip to gable roof extensions with barn hips, 2no rooflights to front, 2no dormer windows and 1no rooflight to the rear and other associated alterations.

Applicant: Steve Amos

Officer: Christine Dadswell 292205

Refused on 21/05/14 DELEGATED

1) UNI

Notwithstanding the inaccuracies in the drawings, the proposed hip to gable roof extension along with the siting number and size of the proposed rooflights and two rear dormers would create a visually heavy roof form to the dwelling, which would appear overly dominated and cluttered by the proposed dormer windows and rooflights unbalancing the pair of semi-detached dwellings. The proposed front extension would further compound the harm exaggerating the imbalance created by the proposed roof extensions. The proposal would therefore have a detrimental impact on visual amenity and the character and appearance of the property causing harm to the character of the street scene. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

BH2014/00923

77 Payne Avenue Hove

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

Applicant: Concept On Building Services

Officer: Joanne Doyle 292198

Approved on 29/05/14 DELEGATED

BH2014/01004

Saxon Court 321 Kingsway Hove

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

Applicant: Retirement Security Ltd

Officer: Julia Martin-Woodbridge 294495

Approved on 21/05/14 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	8261/B/02		26.03.2014
Proposed window replacements	8261/B/04		26.03.2014
Product Survey sheet			26.03.2014
Window Profiles			26.03.2014
Rear Elevations	8261/D/01		26.03.2014

BH2014/01062**32 Jesmond Road Hove**

Erection of single storey rear extension.

Applicant: Mrs Claudine Rane**Officer:** Sonia Gillam 292265**Approved on 29/05/14 DELEGATED****1) BH01.01**

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	L-100		02/04/2014
Block plan	L-101		02/04/2014
Existing drawings	L-102		02/04/2014
Proposed drawings	L-103		02/04/2014

BH2014/01064**Mackleys Wharf Basin Road North Portslade**

Application for removal of condition 1 of application BH2002/01978/FP (which required the site to be used for B1/B8 light industrial/storage use) to allow permanent use of the site for general industrial (B2) purposes.

Applicant: Hopegar Properties Ltd**Officer:** Christopher Wright 292097**Approved on 30/05/14 DELEGATED****1) UNI**

Not Used

2) UNI

The premises shall not be open or any plant or machinery in use except between the hours of 7am and 6pm daily.

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

3) UNI

The development hereby permitted has been considered in relation to 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			3 Apr 2014

4) UNI

Not Used

5) UNI

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building but within the curtilage of the site without the prior permission of the Local Planning Authority.

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

BH2014/01156

44 St Leonards Gardens Hove

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

Applicant: Miss Tracy Godding & Miss Jane Vickers

Officer: Helen Hobbs 293335

Refused on 04/06/14 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the patio area would form a raised platform with a height exceeding 300mm from the original ground level.

BH2014/01181

61 Bolsover Road Hove

Prior approval for the erection of a single storey rear conservatory, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.82m, and for which the height of the eaves would be 2.62m.

Applicant: Mr Bundock

Officer: Mark Thomas 292336

Prior approval not required on 28/05/14 DELEGATED

BH2014/01188

147 New Church Road Hove

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

Applicant: Mrs Christina Chan

Officer: Emily Stanbridge 292359

Approved on 02/06/14 DELEGATED

BH2014/01434

5 Western Esplanade Portslade

Non Material Amendment to BH2012/01197 to the rear 1st floor balcony parapet wall to be raised and new railing installed.

Applicant: Mike Stiff

Officer: Adrian Smith 290478

Approved on 27/05/14 DELEGATED

Withdrawn Applications

BH2014/00549

53-55 Boundary Road Hove

Erection of two storey rear extension to first and second floor level to create 2no one bedroom flats (C3) and roof conversion to create 2no studio flats (C3) with associated alterations.

Applicant: Legal Link Ltd

Officer: Christopher Wright 292097

WITHDRAWN ON 15/05/14