

**PLANS LIST 17<sup>th</sup> September 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****BH2014/01006****435 Ditchling Road Brighton**

Demolition of existing garage and boundary wall and erection of 3no two bedroom residential dwellings (C3).

**Applicant:** Pursuit Properties Ltd

**Officer:** Sonia Gillam 292265

**Refused on 26/08/14 DELEGATED**

**1) UNI**

The proposed development, by virtue of its siting, height and massing in close proximity to shared boundaries, represents a cramped form of development which would not reflect the pattern of surrounding development and which would create an unduly dominant and overbearing presence, which would adversely affect amenities for occupiers of adjoining properties. The proposed development is therefore contrary to policies QD2 and QD27 of the Brighton & Hove Local Plan.

**BH2014/01582****34 Greenfield Crescent Brighton**

Erection of single storey side and rear extensions with pitched roof over.

**Applicant:** Mr Chris Carter

**Officer:** Jonathan Puplett 292525

**Approved on 26/08/14 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 window in the western side elevation of the extension hereby permitted shall be obscure glazed and, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The window shall be thereafter permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining property and*

to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN AND BLOCK PLAN	(11)000	A	14/05/2014
EXISTING FLOORPLAN	(20)000	B	14/05/2014
EXISTING ROOF PLAN	(20)001	B	14/05/2014
PROPOSED FLOOR PLAN	(21)000	C	14/05/2014
PROPOSED ROOF PLAN	(21)001	B	14/05/2014
EXISTING AND PROPOSED ELEVATIONS	(31)000	C	14/05/2014
EXISTING AND PROPOSED ELEVATIONS	(31)001	C	14/05/2014
EXISTING AND PROPOSED ELEVATIONS	(31)002	B	14/05/2014
PROPOSED SECTIONS	(41)000	C	14/05/2014

**BH2014/01682**

**186 Mackie Avenue Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Pratt

**Officer:** Jonathan Puplett 292525

**Approved on 27/08/14 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 PLAN AND BLOCK PLAN			22/05/2014
EXISTING AND PROPOSED ELEVATIONS AND FLOORPLANS			22/05/2014

**BH2014/02045****28 Morecambe Road Brighton**

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

**Applicant:** Mr Jason Locker

**Officer:** Andrew Huntley 292321

**Approved on 27/08/14 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 Plan			20.06.2014
Block Plan			20.06.2014
Existing & Proposed Plans & Elevations	MR28/03014	A	20.06.2014

**BH2014/02048****25 Woodbourne Avenue Brighton**

Creation of enlarged raised terrace to rear.

**Applicant:** Mr & Mrs G Williams

**Officer:** Jessica Hartley 292175

**Refused on 18/08/14 DELEGATED**

**1) UNI**

The proposed raised terrace, due to its excessive width, depth and elevated height would cause harm to the character and appearance of the existing property contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Extensions and Alterations.

**2) UNI2**

The proposed raised terrace and alterations would cause significant harm to the residential amenity of neighbouring properties, and would detract from the character and appearance of the property or the wider area and such would be contrary to QD27 of the Brighton & Hove Local Plan.

**BH2014/02090****22 Ladies Mile Road Brighton**

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

**Applicant:** Ms Sue Webb

**Officer:** Christine Dadswell 292205

**Approved on 20/08/14 DELEGATED**

**BH2014/02156**

**51 Greenfield Crescent Brighton**

Erection of part one part two storey rear extension with pitched roof.

**Applicant:** Mr Gerard Robson & Ms Kasanthi Pathirana

**Officer:** Adrian Smith 290478

**Approved on 22/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

All new windows in the southern side elevation of the extension hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan	G72PC/HP2/0 1	-	30/06/2014
Existing and proposed block plans	G72PC/HP2/0 2	B	30/06/2014
Existing floor plans	G72PC/HP2/0 3	-	30/06/2014
Existing elevations	G72PC/HP2/0 4	-	30/06/2014
Proposed floor plans	G72PC/HP2/0 5	B	30/06/2014
	G72PC/HP2/0 6	B	30/06/2014
Proposed elevations	G72PC/HP2/0 7	B	30/06/2014

**5) UNI**

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

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

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

**BH2014/02182**

**25 Stoneleigh Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.44m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.5m.

**Applicant:** Bob Laundon

**Officer:** Jessica Hartley 292175

**Prior approval not required on 07/08/14 DELEGATED**

**BH2014/02196**

**27 Thornhill Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.25m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.58m.

**Applicant:** Mrs Julie Carter

**Officer:** Jessica Hartley 292175

**Prior approval not required on 07/08/14 DELEGATED**

**PRESTON PARK**

**BH2014/01444**

**117 Havelock Road Brighton**

Erection of single storey rear infill extension.

**Applicant:** Charlotte Sturdy

**Officer:** Wayne Nee 292132

**Refused on 22/08/14 DELEGATED**

**1) UNI**

The proposed single storey rear infill extension would extend beyond and wrap around the original rear wall of the outrigger forming an inappropriate addition which would be to the detriment of the character and appearance of the rear elevation of the existing property. Furthermore the design would cause material harm to the surrounding Preston Park Conservation Area. The proposal would therefore be contrary to policies HE6, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rear infill extension, by virtue of its bulk, projection, and positioning, would result in an overbearing impact on the neighbouring property at no. 119 Havelock Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2014/01633**

**56C Springfield Road Brighton**

Installation of dormer and rooflight to rear and rooflight to front.

**Applicant:** Martyn Allen

**Officer:** Wayne Nee 292132

**Refused on 26/08/14 DELEGATED**

**1) UNI**

The proposed rear dormer, by reason of its inappropriate proportions, size, roof form and design, would create an incongruous feature that would appear visually

heavy roof to the building and would seriously harm the appearance of the building and the roofscape of this part of the Preston Park Conservation Area. The proposed development is thereby considered contrary to policies, QD14 and HE6 of the Brighton & Hove Local Plan and also to advice in SPD12: Design Guide for Extensions and Alterations.

**BH2014/01909**

**Greenacres Preston Park Avenue Brighton**

Alterations to access and exits from the highway including the addition of illuminated signs.

**Applicant:** Greenacres (Brighton) Ltd

**Officer:** Chris Swain 292178

**Approved on 07/08/14 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 front boundary wall.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	14487-Loc		10 June 2014
Existing plans and elevations	14487-01		10 June 2014
Proposed plans and elevations	14487-02		10 June 2014

**BH2014/01937**

**Flats A-C 73 Ditchling Rise Brighton**

Replacement of existing timber framed windows and door to front and rear with UPVC windows and door.

**Applicant:** Brighton & Hove City Council

**Officer:** Jessica Hartley 292175

**Approved on 18/08/14 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			23/06/2014
Anglian Survey Report	SF00697002	73B	11/06/2014
Anglian Survey Report	SF00697003	73C	11/06/2014
Anglian Window Section	GA/586	A	23/06/2014

### **BH2014/01971**

#### **Stanford Junior School Stanford Road Brighton**

Installation of suspended ceiling and acoustic wall panels to 2no classrooms.

**Applicant:** Brighton & Hove City Council

**Officer:** Christine Dadswell 292205

**Approved on 13/08/14 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 wall panels hereby permitted shall be 'Ecophon Master A' wall panels only, shall be scribed around the ceiling trusses and 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.*

### **BH2014/02004**

#### **Top Floor Flat 138 Springfield Road Brighton**

Installation of rooflights to rear elevation.

**Applicant:** Mr James Cappuccini

**Officer:** Robert Hermitage 290480

**Refused on 11/08/14 DELEGATED**

#### **1) UNI**

The proposed rooflights by reason of size, appearance, and excessive number would create a cluttered appearance to the roofscape. The rooflights would be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the guidance continues in SPD12 Extensions and Alterations.

### **BH2014/02041**

#### **31 Osborne Road Brighton**

Replacement of existing timber decking to rear with new fabricated steel decking and associated works.

**Applicant:** Mr Hart

**Officer:** Roselle Goacher 292265

**Approved on 14/08/14 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans and Elevations	1518/1775		19/06/2014
Proposed Replacement Decking and Alterations	1518/1776	A	19/06/2014

**BH2014/02042**

**31 Osborne Road Brighton**

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

**Applicant:** Mr Hart

**Officer:** Roselle Goacher 292265

**Approved on 07/08/14 DELEGATED**

**BH2014/02094**

**98 Waldegrave Road Brighton**

Installation of rooflight to front roof slope.

**Applicant:** Nathan MacWhinnie

**Officer:** Lorenzo Pandolfi 292337

**Approved on 18/08/14 DELEGATED**

**1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	MA/01		23/06/2014
Existing & Proposed Floor Plans	MA/01		23/06/2014
Existing & Proposed Elevations	MA/01		23/06/2014

**BH2014/02140**

**8 Buxton Road Brighton**

Certificate of lawfulness for proposed enlargement of existing dormer to rear.

**Applicant:** Mr Ed Morris

**Officer:** Jessica Hartley 292175

**Approved on 11/08/14 DELEGATED**

**BH2014/02186**

**5 Southdown Place Brighton**

Erection of two storey rear extension and single storey rear extension with alterations to fenestration.

**Applicant:** Martin McCudden

**Officer:** Christine Dadswell 292205

**Approved on 27/08/14 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 policies QD14 and HE6 of the Brighton & Hove Local Plan.*

## 3) UNI

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

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

## 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	1314/P/001/A		02 July 2014
Existing Plans and Elevations	1314/P/101		02 July 2014
Proposed Plans	1314/P/102/A		02 July 2014
Proposed Elevations	1314/P/103/A		02 July 2014

### **BH2014/02290**

#### **90 Preston Drove Brighton**

Application for approval of details reserved by condition 3 of application BH2013/02759.

**Applicant:** Mr T Garnham

**Officer:** Andrew Huntley 292321

**Approved on 27/08/14 DELEGATED**

### **REGENCY**

### **BH2013/04334**

#### **23 East Street Brighton**

Internal and external alterations including repair and refurbishment works, installation of sump pump to basement and installation of external signage.

**Applicant:** L'Occitane UK

**Officer:** Helen Hobbs 293335

**Refused on 26/08/14 DELEGATED**

## 1) UNI

The proposed internally illuminated hanging sign would, by reason of the amount of illumination, appear discordant with the detailing of the building frontage, intrusive and out of keeping with the character of the Listed Building. As such the proposal conflicts with policy HE1 of the Brighton & Hove Local Plan and SPD07: Advertisements.

### **BH2014/01679**

#### **12 Powis Grove Brighton**

Replacement of existing single glazed timber windows with double glazed timber windows to rear and side elevations.

**Applicant:** Mr David Wileman

**Officer:** Tom Mannings 292322

**Approved on 26/08/14 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 development shall take place until full details of the new sash windows and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be double glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			20th May 2014
Product Survey Sheet			
Replacement Timber Windows to Side & Rear Elevations	002		20th May 2014
Proposed Window Cill Detail	ES/12/12		20th May 2014
Proposed Window Jamb Detail	ES/12/13		20th May 2014
Replacement Timber Windows to Side & Rear Elevations	ES/12/14		20th May 2014

**BH2014/01714**

**1 Market Street Brighton**

Display of 2no fascia signs, 2no information signs, 1no menu boxes and 1no externally illuminated hanging sign.

**Applicant:** Heineken Ltd

**Officer:** Sonia Gillam 292265

**Approved on 20/08/14 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.*

**BH2014/01726**

**Flat 4 8 Oriental Place Brighton**

Alterations to first floor front balcony. (Part retrospective)

**Applicant:** Watson Property Management

**Officer:** Robert Hermitage 290480

**Approved on 08/08/14 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The replacement timbers should exactly match the appearance and dimensions of the existing timbers

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

**BH2014/01959****4A Sussex Heights 14 St Margarets Place Brighton**

Replacement of existing windows and patio doors with UPVC windows and patio doors.

**Applicant:** Cathy Rodriques

**Officer:** Robin Hodgetts 292366

**Approved on 19/08/14 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	08-06-14 F		16/06/14
Floor plan	08-06-14 A		16/06/14
Proposed patio doors and kitchen window	08-06-14 B		16/06/14
Proposed bedroom windows	08-06-14 C		16/06/14

**BH2014/01985****Flat 3 15 Clarence Square Brighton**

Installation of rooflights (Part retrospective).

**Applicant:** Mr Anthony Roberts

**Officer:** Lorenzo Pandolfi 292337

**Approved on 21/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan			12/06/2014
Existing Second Floor Plan	4		30/06/2014
Proposed Second Floor Plan	5		30/06/2014
Proposed Mezzanine Plan	6		30/06/2014
Proposed Cross Section A A'	7		30/06/2014
Proposed Long Section B B'	8		30/06/2014
Proposed Roof Plan	9		30/06/2014
Existing Roof Plan	10		30/06/2014
Existing Cross Section A-A'	11		30/06/2014
Existing Cross Section B-B'	12		30/06/2014

**BH2014/01993**

**4 Temple Gardens Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Steven & Gail Dampney-Jay

**Officer:** Roselle Goacher 292265

**Approved on 20/08/14 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**

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

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

**3) UNI**

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

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	001		18/06/2014
Block Plan	002		18/06/2014
Proposed and Existing Drawings	003		18/06/2014

**BH2014/02029**

**13 Montpelier Villas Brighton**

Demolition of existing garage and installation of cast iron railings. Alterations to vehicular entrance and paving to hard standing.

**Applicant:** Mr & Mrs Powell

**Officer:** Helen Hobbs 293335

**Approved on 21/08/14 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 no works shall take place until samples of the materials to be used in the construction of the hard standing area of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**3) UNI**

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

**4) UNI**

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

1. Balustrade to the external basement steps (including method of fixing and plinth detail)
2. Railings and gate to front (including method of fixing and plinth detail)

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

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

**BH2014/02030**

**13 Montpelier Villas Brighton**

Demolition of existing garage and installation of cast iron railings. Alterations to vehicular entrance gates and paving to hard standing.

**Applicant:** Mr & Mrs Powell

**Officer:** Helen Hobbs 293335

**Approved on 21/08/14 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 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 ensure the satisfactory appearance to the development and to comply with policies, QD15, HE1 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

Notwithstanding the approved plans no works shall take place until samples of the materials to be used in the construction of the hard standing area of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

#### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			19th June 2014
Block plan			19th June 2014
Existing entrance gates and railings	13.09.04/6		26th June 2014
Proposed entrance gates and railings	13.09.04/7		19th June 2014
Proposed external alterations	13.09.04/3B		19th June 2014
Proposed plans and elevations	13.09.04/5		19th June 2014

#### 5) UNI

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

1. Balustrade to the external basement steps (including method of fixing and plinth detail)
2. Railings and gate to front (including method of fixing and plinth detail)

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

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

#### **BH2014/02032**

##### **206-207 Western Road Brighton**

Display of internally illuminated ATM surrounds .

**Applicant:** Santander

**Officer:** Christine Dadswell 292205

**Approved on 21/08/14 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.*

**BH2014/02033**

**206-207 Western Road Brighton**

Alterations to shopfront including relocation of existing ATM and installation of 2no new ATMs.

**Applicant:** Santander

**Officer:** Christine Dadswell 292205

**Approved on 21/08/14 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 and Block Plan with Signage Details	WR-6481-SP-GA-AP		26 June 2014
Existing Plan	WR-6481-GF-AB		26 June 2014

Proposed Ground Floor Plan	WR-6481-GF-GA-AP		26 June 2014
Proposed First Floor Plan	WR-6481-FF-GA-AP		26 June 2014
Existing and Proposed and Elevations	WR-6481-EL-GA-AP		26 June 2014

**BH2014/02067**

**12 Montpelier Crescent Brighton**

Internal alterations to layout at ground floor level.

**Applicant:** Mr & Mrs Michael & Mary D'Arcy

**Officer:** Christopher Wright 292097

**Refused on 18/08/14 DELEGATED**

**1) UNI**

The proposed internal alterations would result in the loss of building fabric, special interior features and the original plan form of the Listed Building, which, particularly on the principal ground floor level, would fail to preserve, enhance or better reveal the special interest of the Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2014/02272**

**15 Hampton Place Brighton**

Application for approval of details reserved by condition 3 of application BH2014/01356.

**Applicant:** Mrs Jeanette Cragg

**Officer:** Christine Dadswell 292205

**Approved on 13/08/14 DELEGATED**

**BH2014/02374**

**15 Hampton Place Brighton**

Application for approval of details reserved by condition 2 of application BH2014/01355.

**Applicant:** Mrs Jeanette Cragg

**Officer:** Christine Dadswell 292205

**Approved on 13/08/14 DELEGATED**

**ST. PETER'S & NORTH LAINE**

**BH2014/00554**

**Brighton Railway Station Queens Road Brighton**

Internal alterations to decoration including poster signs and installation of external illuminated fascia signs (retrospective).

**Applicant:** Select Service Partner (UK) Rail

**Officer:** Wayne Nee 292132

**Approved on 07/08/14 DELEGATED**

**BH2014/00616**

**94-103 London Road Brighton**

Application for Approval of Details Reserved by Conditions 29, 33 and 40 of application BH2013/03310.

**Applicant:** Watkin Jones Group

**Officer:** Kathryn Boggiano 292138

**Approved on 08/08/14 DELEGATED**

## **BH2014/00822**

### **2 Palace Place Brighton**

Conversion of basement and ground floor garage to office space, creation of additional floor to form one bedroom flat and other associated alterations.

**Applicant:** Hatley Investments

**Officer:** Andrew Huntley 292321

**Approved on 26/08/14 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

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.*

#### **5) UNI**

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

#### **6) UNI**

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

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

#### **7) UNI**

No works shall take place until full details of the proposed cornice including 1:20 scale sample elevations and 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: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**8) UNI**

No development shall take place until full details and positioning of the basement skylights including 1:50 scale plans have been submitted to and approved in writing by the Local Planning Authority. The skylights will be made from a non-slip materials. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

**9) UNI**

The ground floor and basement of the premises shall be used for B1(a) purposes only and for no other purpose (including any other purpose in Class B 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.*

**10) UNI**

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

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

**11) UNI**

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

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

**12) UNI**

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover on Palace Place shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

**13) UNI**

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

*Reason: To safeguard the health of future residents or occupiers of the site and*

to comply with policy SU11 of the Brighton & Hove Local Plan.

**14) 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.*

**15) UNI**

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

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

**16) UNI**

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

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

Plan Type	Reference	Version	Date Received
Block Plan	Y070 - A01		13.03.2014
Location Plan	Y080 - A02		13.03.2014
Existing Floor Plans	Y080 - A03		13.03.2014
Existing Front & Rear Elevations	Y080 - A04		13.03.2014
Proposed Floor Plans	Y080 - D01		27.06.2014
Proposed Front & Rear Elevation	Y080 - D02		27.06.2014
Proposed Side Elevation & Section A-A	Y080 - D03		27.06.2014

**BH2014/00927**

**The Open Market Marshalls Row Brighton**

Application for approval of details reserved by condition 44 of application BH2010/03744.

**Applicant:** Hyde Group and The Brighton Open Market CIC

**Officer:** Paul Vidler 292192

**Approved on 22/08/14 DELEGATED**

**BH2014/01133**

**Unit 4 Brighton Railway Station Queens Road Brighton**

Internal alterations to layout to facilitate cafe with associated external signage. (Part retrospective)

**Applicant:** Mobile Coffee Carts.com

**Officer:** Wayne Nee 292132

**Approved on 22/08/14 DELEGATED**

**1) UNI**

The metal trunking for the lights hereby permitted shall be painted the same colour as the proposed colour scheme for the timber panelling within 2 months of the date of this permission.

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

**BH2014/01150**

**41 41A & 41B Bond Street Brighton**

Non material amendment to BH2012/00577 for alterations at ground floor comprising removal of false boxing adjacent to the entrance door to create full width door opening, changing door to half glazed and increasing width to suit, removal of existing rear WC and walls and relocation into shop to form enlarged rear lobby area to hostel, moving rear wall and door backwards and relocation of bike stands.

**Applicant:** George Georgio

**Officer:** Jonathan Puplett 292525

**Approved on 27/08/14 DELEGATED**

**BH2014/01196**

**54 North Road Brighton**

Replacement of side window with door.

**Applicant:** Moreton Investments

**Officer:** Jonathan Puplett 292525

**Approved on 27/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN AND DOOR ELEVATION			14/04/2014

**BH2014/01392**

**Brighton Station Queens Road Brighton**

Non Material Amendment to BH2012/03872 for additional cafe servery at ground floor level associated with first floor level cafe with service hatch on the West Elevation. Additional bike store at ground floor level associated with bike repair shop on first floor level.

**Applicant:** Southern Rail

**Officer:** Paul Vidler 292192

**Approved on 22/08/14 DELEGATED**

## **BH2014/01454**

### **Buckingham Lodge Buckingham Place Brighton**

Removal of condition 11 of application BH2011/02675 (Construction of one additional storey to form 6no. 1 bedroom flats and conversion of 2no. existing garages into a bin/cycle storage area) which states that Prior to first occupation of the development the sustainability measures set out in the Supporting Statement submitted with this application including the proposed solar powered water heating panels, low flow aerated taps, water efficient toilets, condensing gas fire boilers and AA rated white goods shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

**Applicant:** Natterjack Construction

**Officer:** Sue Dubberley 293817

**Approved on 27/08/14 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**

Prior to the commencement of the development, a scheme for suitable tree planting shall be submitted to and approved in writing by the Local Planning Authority. The tree planting shall be carried out in strict accordance with the approved details prior to the first occupation of the residential units and shall thereafter be retained to the satisfaction of the Local Planning Authority.

*Reason: To preserve and enhance the setting of the adjacent listed buildings and the development and to accord with policies QD15, HE3 and QD27 of the Brighton & Hove Local Plan.*

#### **4) UNI**

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

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

#### **5) UNI**

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

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

#### **6) 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.*

## 7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			6/05/14

## 8) UNI

The external architectural detailing of the development; including windows, doors, balustrades, Juliet balconies, down pipes, brick patterns, copings, canopies and fascias, shall match the existing building in all respects, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory finish to the development and to enhance the character and appearance of the area, in accordance with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

### **BH2014/01641**

#### **89-90 London Road Brighton**

Installation of new shop front and installation of entrance door to access floors above.

**Applicant:** Ebury Estates

**Officer:** Wayne Nee 292132

**Approved on 19/08/14 DELEGATED**

### 1) BH01.01

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

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

### 2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	F9D13-116 003	A	19 May 2014
Existing floor plans	F9D13-116 001	A	19 May 2014
Proposed elevations	F9D13-116 210	A	19 May 2014
Existing elevations	F9D13-116 002	A	19 May 2014
Proposed ground floor plan	F9D13-116 110	A	19 May 2014

### **BH2014/01674**

#### **Premier House 11-12 Marlborough Place Brighton**

Partial removal of lower ground and ground floor levels to the rear, alterations to fenestration and other associated works in conjunction with Prior Approval application BH2014/01640 for change of use from offices (B1) to residential (C3).

**Applicant:** James Campbell

**Officer:** Jonathan Puplett 292525

**Approved on 15/08/14 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 new windows hereby approved shall be painted timber vertically sliding sashes with concealed trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows to the building, and the windows shall be retained as such thereafter.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Site Plan	(10)001		21 May 2014
Existing Basement Plan (excluding internal layout)	(20)B01	A	21 May 2014
Proposed Basement Plan (excluding internal layout)	(21)B01	B	21 May 2014
Existing Ground Floor Plan (excluding internal layout)	(20)000	A	21 May 2014
Proposed Ground Floor Plan (excluding internal layout)	(21)000	B	21 May 2014
Existing Roof Plan	(20)005	A	21 May 2014
Proposed Roof Plan	(20)005	B	21 May 2014
Existing East Elevation	(30)000		21 May 2014
Existing West Elevation	(30)001		21 May 2014
Existing + Proposed Section AA	(41)001		21 May 2014

**BH2014/01684**

**89 Upper Lewes Road Brighton**

Change of use from a 5 bedroom small house in Multiple Occupation (C4) to a 8 bedroom house in Multiple Occupation (Sui Generis) with associated alterations including loft conversion incorporating rear dormer and front rooflights.

**Applicant:** John Standing

**Officer:** Chris Swain 292178

**Refused on 08/08/14 DELEGATED**

**1) UNI**

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

Plan.

## **2) UNI2**

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

### **BH2014/01799**

#### **50 Gardner Street Brighton**

Display of non illuminated fascia sign.

**Applicant:** Infinity Foods Cafe

**Officer:** Robert Hermitage 290480

**Approved on 11/08/14 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.*

**BH2014/01800**

**50 Gardner Street Brighton**

Redecoration of front elevation including new projecting shopfront fascia.

**Applicant:** Infinity Foods Cafe

**Officer:** Robert Hermitage 290480

**Approved on 11/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Ground and First Floor Plans	INFIN001-01	-	2nd June 2014
Proposed Ground and First Floor Plans	INFIN001-02	-	2nd June 2014
Existing Exterior Elevations	INFIN001-03	-	2nd June 2014
Proposed Exterior Elevations	INFIN001-04	-	2nd June 2014
Proposed Shopfront Section	INFIN001-05	-	2nd June 2014
Site Location Plan	INFIN001-06	-	2nd June 2014
Shopfront Fascia	INFIN001-07	-	11th June 2014

**BH2014/01849**

**15 North Road Brighton**

Display of 1 no internally illuminated fascia sign, 1 no internally illuminated projecting sign, 2 no internally illuminated menu boxes and 1 no neon sign behind glazing.

**Applicant:** Giraffe

**Officer:** Robert Hermitage 290480

**Approved on 21/08/14 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.*

## **BH2014/01852**

### **12 Pavilion Buildings Brighton**

Replacement and additional signage, redecoration of shop front, replacement of flooring and alterations to windows internally.

**Applicant:** The Jaeger Company Ltd

**Officer:** Joanne Doyle 292198

**Approved on 08/08/14 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 removal of the existing flooring shall be confined to the removal of the modern tiling. No existing timber floor boards shall be removed.

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

**BH2014/01869**

**30 Kensington Street Brighton**

Display of internally illuminated lettering.

**Applicant:** Wagamama

**Officer:** Benazir Kachchhi 294495

**Approved on 14/08/14 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.*

**BH2014/01895**

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

Application for approval of details reserved by conditions 1 and 2 (i) of application BH2014/00762.

**Applicant:** Baron Homes Corporation

**Officer:** Christopher Wright 292097

**Approved on 14/08/14 DELEGATED**

**BH2014/01912**

**St Bartholomews C of E Primary School Ann Street Brighton**

Proposed weld mesh fencing on top of existing brick boundary walls fronting Ann Street and New England Street and replacement of existing timber gates with metal mesh gates.

**Applicant:** The School Governors

**Officer:** Chris Swain 292178

**Refused on 07/08/14 DELEGATED**

**1) UNI**

The proposed grey, heavy duty wire mesh fencing, by virtue of its, height, siting, extent, design and materials would form an and unsympathetic and utilitarian feature which would appear overly dominant and out of keeping with the prevailing character and appearance of the site, the street scene and the wider surrounding area, contrary to policies QD5 and QD14 of the Brighton & Hove Local Plan.

**BH2014/01954**

**124 Dyke Road Brighton**

Removal of existing metal fence and chiller units and installation of new timber fence.

**Applicant:** Co-operative Funeralcare

**Officer:** Jessica Hartley 292175

**Approved on 20/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Plans	1662.07		25/06/2014

**BH2014/02026**

**Flat 4 6 St Georges Place Brighton**

Creation of roof terrace with balustrading to rear.

**Applicant:** Mr Kevin Swift

**Officer:** Allison Palmer 290493

**Refused on 20/08/14 DELEGATED**

**1) UNI**

The proposed roof terrace, involving loss of historic fabric, changes to the original form and roofscape, would result in significant harm to the character and appearance of this Grade II listed building and Valley Gardens Conservation Area. This is contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

**BH2014/02027**

**Flat 4 6 St Georges Place Brighton**

Creation of roof terrace with balustrading to rear.

**Applicant:** Mr Kevin Swift

**Officer:** Allison Palmer 290493

**Refused on 20/08/14 DELEGATED**

**1) UNI**

The proposal will have an adverse impact upon the architectural and historic character and appearance of this terraced townhouse built c1825. The building is a Grade II Listed Building and by introducing an uncharacteristic feature in the roofscape, it would be harmful not only to the building itself but also to the group of which it is part and as such the proposal would be contrary to policy HE1 of the Brighton & Hove Local Plan and SPD09.

**BH2014/02034**

**Shaftesbury House 61 Stanley Road Brighton**

Certificate of lawfulness for proposed change of use at ground floor from office (B1) to residential (C3) to form 1no two bedroom flat.

**Applicant:** Jude Aldred

**Officer:** Adrian Smith 290478

**Approved on 13/08/14 DELEGATED**

**BH2014/02081**

**7 Queen Square Brighton**

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

**Applicant:** Mr Nigel McMillan

**Officer:** Christopher Wright 292097

**Prior approval not required on 19/08/14 DELEGATED**

**BH2014/02155**

**57 Princes Crescent Brighton**

Installation of front rooflight.

**Applicant:** Jiom Thomas

**Officer:** Robert Hermitage 290480

**Approved on 21/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Proposed Rooflight	TH/01	-	30th June 2014

### 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

#### **BH2014/02171**

##### **12 Pavilion Buildings Brighton**

Installation of replacement fascia sign and projecting sign.

**Applicant:** The Jaeger Company's Shops Limited

**Officer:** Joanne Doyle 292198

**Approved on 26/08/14 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.*

#### **BH2014/02212**

##### **94-103 London Road Brighton**

Application for approval of details reserved by condition 31 of application BH2014/01127.

**Applicant:** Watkin Jones Group

**Officer:** Kathryn Boggiano 292138

**Approved on 27/08/14 DELEGATED**

#### **BH2014/02262**

##### **31 Park Crescent Terrace Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.9m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2m.

**Applicant:** Ms Charlotte Couzens

**Officer:** Jessica Hartley 292175

**Prior approval not required on 07/08/14 DELEGATED**

#### **BH2014/02273**

##### **94-103 London Road Brighton**

Application for approval of details reserved by condition 32 of application BH2014/01127.

**Applicant:** Watkin Jones Group

**Officer:** Kathryn Boggiano 292138

**Approved on 27/08/14 DELEGATED**

#### **WITHDEAN**

#### **BH2014/01009**

##### **Land rear of 308 Dyke Road Brighton**

Demolition of existing garages and erection of 1no three bedroom house with off street parking.

**Applicant:** Jonathan Stern  
**Officer:** Jason Hawkes 292153

**Approved on 08/08/14 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 take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

**3) UNI**

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

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

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

**5) 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.*

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

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 and residential amenities of the area and to comply with policies QD1, QD15 and QD27 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**

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

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

**11) UNI**

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

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

**12) 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.*

**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, 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.*

#### **15) UNI**

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

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

#### **16) UNI**

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.*

#### **17) 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.*

#### **18) UNI**

No development shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning

Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

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

### **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 & Site Location Plan	TA749/01		31st March 2014
Existing ZARA Survey	TA749/02		31st March 2014
Existing Elevations	TA749/03		31st March 2014
Existing Sections AA & BB	TA749/04		31st March 2014
Proposed Site Plan	TA749/10	B	31st March 2014
Proposed Floor Plans	TA749/11	C	31st March 2014
Proposed Contextual Elevations	TA479/12	B	31st March 2014
Proposed Front Elevations & Section BB	TA749/13	A	31st March 2014
Proposed Side Elevation & Section AA	TA749/14	B	31st March 2014
Proposed Side Elevation & rear Elevation	TA749/15	B	31st March 2014

### **BH2014/01293**

#### **84 Green Ridge Brighton**

Replacement of existing brick wall and hedge with brick wall and wooden fence.

**Applicant:** Mr William Sheehan

**Officer:** Benazir Kachchhi 294495

**Refused on 13/08/14 DELEGATED**

#### **1) UNI**

The proposed boundary treatment, by reason of its height and design, would have an unduly dominant appearance that would not relate sympathetically to the existing layout or character of the surrounding area. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood and is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Documents 09, Architectural Features, and 12, Design Guide for Alterations and Extensions.

### **BH2014/01748**

#### **Land West Of Redhill Close Westdene Brighton**

Non Material Amendment to BH2013/00293 to replace flint band on screen walls and bin store with feature soldier brick course, and replace sliding metal grates with swing opening metal gates to private parking courts.

**Applicant:** Bellway Homes (Southeast)

**Officer:** Paul Earp 292454

**Approved on 07/08/14 DELEGATED**

**BH2014/01840****Flat 18 Carlton House 239 - 241 Preston Road Brighton**

Replacement of existing timber windows with UPVC windows.

**Applicant:** Jean Loughlin**Officer:** Christine Dadswell 292205**Refused on 07/08/14 DELEGATED****1) UNI**

The replacement windows, by reason of their material, opening method and thickness of the frames, 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.

**BH2014/01842****School House Westdene Primary School Bankside Brighton**

Erection of a two storey front extension and a single storey rear extension. Creation of vehicle crossover and driveway with associated front garden and boundary wall alterations.

**Applicant:** Mark Blencowe**Officer:** Adrian Smith 290478**Approved on 11/08/14 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 entrance gates hereby permitted shall not be of solid appearance and shall open into the site.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	TA797/01	A	16/06/2014
Existing site plan	TA797/02	-	04/06/2014
Existing floor plans	TA797/03	-	04/06/2014
Existing elevations	TA797/04		04/06/2014
	TA797/05	-	04/06/2014
Existing sections	TA797/06	-	04/06/2014
Existing street scene	TA797/07	-	04/06/2014
Proposed floor plans	TA797/10	-	04/06/2014
Proposed elevations	TA797/11	A	04/06/2014
	TA797/12		05/08/2014
Proposed sections	TA797/13	A	05/08/2014
Proposed street scene	TA797/14	A	05/08/2014

**BH2014/01875**

**65 Surrenden Road Brighton**

Erection of rear extension at lower ground and ground floor levels.

**Applicant:** Mr & Mrs P Fassam

**Officer:** Emily Stanbridge 292359

**Refused on 13/08/14 DELEGATED**

**1) UNI**

The proposed roof form of the rear extension forms an unacceptable alteration to the dwelling, which results in excessive visual bulk, resulting in an unsympathetic addition, which significantly alters the character and appearance of the host property. As such the proposed development is contrary to policy QD14 within the Brighton & Hove Local Plan.

**2) UNI2**

The expanse of glazing proposed to the rear elevation of the proposed extension is disproportionate to the existing rear elevation of the property. As such the design and detailing of the extension proposed causes demonstrable harm to the character and appearance of the property and is contrary to policy QD14 within the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

**3) UNI3**

The proposed extension by virtue of its height above the existing ground level results in demonstrable harm to the amenities of the neighbouring occupiers to the north of the application site (No.67 Surrenden Road). As such the proposed development is contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

**BH2014/01879**

**53 Dene Vale Brighton**

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

**Applicant:** Mr Peter Bjerre Nielsen

**Officer:** Lorenzo Pandolfi 292337

**Refused on 13/08/14 DELEGATED**

**1) UNI**

The development, by reason of its scale and design and resulting loss of front garden, would appear an unduly prominent addition which would detract from the character and appearance of the property and wider surrounding area. The proposal is thereby contrary to policies TR1, TR7, QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2014/01908**

**25 Harrington Villas Brighton**

Erection of two storey rear extension.

**Applicant:** Dr Steve Singh

**Officer:** Sonia Gillam 292265

**Approved on 22/08/14 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**

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

*Reason: In order to protect adjoining properties from overlooking and noise*

*disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The first floor windows in the southern (side) elevation of the extension hereby permitted shall be obscure glazed and, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The windows shall thereafter be permanently retained as such.

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

**4) UNI**

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 southern (side) elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

**5) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			30/06/2014
Proposed block plan			30/06/2014
Existing block plan			10/06/2014
Existing ground and first floor plans			23/06/2014
Existing side elevation and section			23/06/2014
Existing roof plan			23/06/2014
Existing front and rear elevations			23/06/2014
Proposed ground floor plan			23/06/2014
Proposed side elevation			23/06/2014
Proposed roof plan			23/06/2014
Proposed first floor plan			23/06/2014
Proposed rear elevation			23/06/2014
Proposed side elevation and part section			23/06/2014

**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 and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2014/01920**

### **409 Ditchling Road Brighton**

Demolition of existing double garage and erection of 1no three bedroom detached house.

**Applicant:** Mr B Atkinson

**Officer:** Liz Arnold 291709

**Refused on 19/08/14 DELEGATED**

#### **1) UNI**

The proposal to sub-divide land currently related to no. 409 Ditchling Road, would compromise the quality of the local environment by virtue of the provision of a plot and garden area for the new residential unit which fails to reflect the prevailing character of both plot sizes and rear garden sizes within the surrounding area. Such proposal in conjunction with the creation of an additional plot on the southern side of the site, as set out in concurrent application BH2014/01921, represents an over-development of the site, resulting in 'town cramming'. As such the proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and fails to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed dwelling by reason of its siting, scale, form and detailing would fail to reflect the immediate character of the site or wider surrounding area and would appear a visually incongruous addition to the Ditchling Road and Surrenden Road street scenes. The development therefore fails to respond sufficiently to the height, siting and design of existing buildings in the locality and is considered to be an overdevelopment of the site. This identified harm would outweigh the benefit of a single dwelling and as such the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

### **BH2014/01921**

#### **409 Ditchling Road Brighton**

Conversion of existing garage/games room to form 1no two bedroom dwelling (C3) incorporating new porch, formation of underground garage to rear accessed from Hollingbury Copse and associated alterations.

**Applicant:** Mr B Atkinson

**Officer:** Liz Arnold 291709

**Refused on 26/08/14 DELEGATED**

#### **1) UNI**

The proposal to sub-divide land currently related to no. 409 Ditchling Road, would compromise the quality of the local environment by virtue of the provision of a plot and garden area for the new residential unit which fails to reflect the prevailing character of both plot sizes and rear garden sizes within the surrounding area. Such proposal in conjunction with the creation of an additional plot on the northern side of the site, as set out in concurrent application BH2014/01920, represents an over-development of the site, resulting in 'town cramming'. As such the proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and fails to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

### **BH2014/01950**

#### **48 Redhill Drive Brighton**

Erection of three storey rear extension, alterations to fenestration, creation of raised terrace with balustrade and roof alterations with 4 no rooflights.

**Applicant:** Sunnis International (Uk) Ltd

**Officer:** Sonia Gillam 292265

**Refused on 13/08/14 DELEGATED**

### **1) UNI**

The proposed development, by virtue of its scale, bulk, height and design would form an overly dominant addition which would not appear subservient to the existing building and would result in an over-extended appearance to the property. The proposal would result in a significant and harmful change to the property's original plan form, character and appearance and impact upon the visual amenities of neighbouring properties. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

### **2) UNI2**

The proposed development, by virtue of its height, level of projection and siting directly adjacent to the boundary with the neighbouring property, no. 46 Redhill Drive, would result in an unneighbourly form of development, which would appear overbearing and result in a material loss of outlook to this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers of this property contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document SPD12: Design guide for extensions and alterations.

## **BH2014/02047**

### **52 Fernwood Rise Brighton**

Erection of single storey front extension and roof alterations including raising of ridge height, roof extensions, installation of 3no rooflights and revised fenestration.

**Applicant:** Mr James Cork

**Officer:** Lorenzo Pandolfi 292337

### **Refused on 15/08/14 DELEGATED**

#### **1) UNI**

The proposed front gable, by reason of its form and siting in relation to adjoining hipped roofs, would create a poor incongruous contrast with adjoining properties and would appear an unduly dominant addition to the street scene. The resulting appearance of a two-storey dwellinghouse would also appear at odds with the scale of surrounding development. The roof extension would therefore harm the character and appearance of the site and wider surrounding area and is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and guidance in Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

#### **2) UNI2**

The proposed front extension and roof extension, by reason of its siting, massing and height, would cause significant harm to adjoining side facing windows at 54 Fernwood Rise through loss of light and outlook. The proposal is therefore contrary policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2014/02101**

### **Flat 22 Carlton House 239-241 Preston Road Brighton**

Replacement of existing timber framed windows with UPVC double glazed windows.

**Applicant:** Ying Chiu

**Officer:** Christine Dadswell 292205

### **Refused on 20/08/14 DELEGATED**

#### **1) UNI**

The replacement windows, by reason of their material, opening method and thickness of the frames, 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.

**BH2014/02111**

**14 Redhill Drive Brighton**

Application for Approval of Details Reserved by Conditions 3, 5c and 6 of application BH2014/00289.

**Applicant:** David Meredith

**Officer:** Emily Stanbridge 292359

**Approved on 18/08/14 DELEGATED**

**BH2014/02116**

**The Excelsior London Road Brighton**

Application for Approval of Details Reserved by Conditions 9 and 11 of application BH2011/00370

**Applicant:** Mr James Booth

**Officer:** Jason Hawkes 292153

**Split Decision on 19/08/14 DELEGATED**

**1) UNI**

the details pursuant to condition 9 and subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to condition 11 are NOT APPROVED for the reason set out below.

1. Insufficient information has been submitted regarding tree protection measures in order to comply with the requirements of condition 11. The scheme is therefore contrary to policy QD16 of the Brighton & Hove Local Plan.

**BH2014/02139**

**3 Matlock Road Brighton**

Demolition of existing garage and store ancillary to retail (A1) and erection of 1no two bedroom house (C3).

**Applicant:** Mr Patel

**Officer:** Jason Hawkes 292153

**Refused on 21/08/14 DELEGATED**

**1) UNI**

The proposal, by reason of its siting, design and bulk, would appear a cramped overdevelopment of the site and would create an awkward and poor relationship with the uniform appearance of the pair of semi-detached properties at 1-3 Matlock Road. The proposal would result in the loss of an important visual gap, which divides Matlock Road and Maldon Road, and would fail to respect established building lines. The proposal would therefore fail to emphasise and enhance the positive qualities of the local neighbourhood and is contrary to policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal, by reason of the proximity of a proposed rear first floor bedroom window to 1 Maldon Road, would result in a significant loss of privacy to a private outside amenity area. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed dwelling would provide living spaces of limited size with a second

floor lounge with inadequate natural light and outlook. The proposed outdoor amenity space is of limited size, would be enclosed and overlooked by adjoining dwellings and would be inadequate for the likely needs of a family dwelling. The proposal would therefore result in a poor standard of accommodation for future occupants and is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

#### **4) UNI4**

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations. The proposal fails to meet lifetime home standards and is therefore contrary to the above policy.

#### **BH2014/02299**

##### **127 Eldred Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.49m.

**Applicant:** Paul Beardsley

**Officer:** Lorenzo Pandolfi 292337

**Prior approval not required on 19/08/14 DELEGATED**

#### **BH2014/02303**

##### **Flat 24 Carlton House 239-241 Preston Road Brighton**

Replacement of existing timber windows with UPVC windows.

**Applicant:** Mr Alan Bryan

**Officer:** Lorenzo Pandolfi 292337

**Refused on 26/08/14 DELEGATED**

#### **1) UNI**

The replacement windows, by reason of their material and thickness of the frames, 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.

### **EAST BRIGHTON**

#### **BH2014/00061**

##### **Volks Railway Madeira Drive Brighton**

Erection of single storey shed for a temporary period of three years within North facing parking area/depot at siding shed, with removal and relocation of shipping containers used for storage.

**Applicant:** Brighton & Hove City Council

**Officer:** Chris Swain 292178

**Approved on 21/08/14 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
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			Received
Existing plans and elevations	13119-001		9 January 2014
Proposed plan	13119-002	D	15 July 2014
Existing elevations	13119-003		9 January 2014
Proposed elevations	13119-004	C	15 July 2014
Proposed plans and elevations	13119-005	A	15 July 2014
Existing location plan	10305-006		9 January 2014

## 2) UNI

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

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

## 3) UNI

Planning permission is granted for a temporary period of three years from the date of the grant of this permission. On the expiry of the three years the temporary shed hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission.

*Reason: To safeguard the appearance and character of the site and the wider East Cliff Conservation Area and comply with policy HE6 of the Brighton & Hove Local Plan.*

### **BH2014/01732**

#### **68A St Georges Road Brighton**

Application for approval of details reserved by conditions 1a + b of application BH2014/00776.

**Applicant:** Sussex Property Investments Ltd

**Officer:** Christopher Wright 292097

**Refused on 13/08/14 DELEGATED**

### **BH2014/01868**

#### **163B Marine Parade Brighton**

Installation of glazed roof over existing lightwell. (Retrospective)

**Applicant:** Mr & Mrs Paul West

**Officer:** Robert Hermitage 290480

**Approved on 20/08/14 DELEGATED**

### **BH2014/02003**

#### **89A St Georges Road Brighton**

Replacement of existing timber windows to the rear with UPVC.

**Applicant:** Sarah Maliver

**Officer:** Robert Hermitage 290480

**Approved on 21/08/14 DELEGATED**

## 1) BH01.01

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

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

## 2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan	ESX150677	-	30th June 2014
Existing Bathroom Window	A	-	13th June 2014
Proposed Bathroom Window	-	-	13th June 2014
Existing Bedroom Window	B	-	13th June 2014
Proposed Bedroom Window	-	-	13th June 2014
Window Profiles	-	-	13th June 2014

**BH2014/02187**

**61-107, 109-155, 206-252 Donald Hall Road & 13-59, 61-107 Bowring Way Brighton**

Application for Approval of Details Reserved by conditions 3 and 4 of application BH2013/03914.

**Applicant:** Brighton & Hove City Council

**Officer:** Andrew Huntley 292321

**Approved on 22/08/14 DELEGATED**

**HANOVER & ELM GROVE**

**BH2013/01575**

**Enterprise Point & 16-18 Melbourne Street Brighton**

Outline application for the demolition of 16-18 Melbourne Street and the construction of a new 5 storey building comprising 15 no. residential units (including 3 no. affordable). Demolition of the South wing of Enterprise Point, provision of an additional storey on the remaining block and 7 storey extension to the West (front) elevation to provide 1030 sq m of upgraded Class B1 offices on the lower ground and ground floors together with 58 no. residential units. Construction of a new 4 storey building in the South East corner of the site comprising 70 sq m. of community space on part ground floor and 15 no. affordable residential units. (Amended description, plans and documents)

**Applicant:** Cross Stone Properties

**Officer:** Mick Anson 292354

**Approved after Section 106 signed on 15/08/14 COMMITTEE**

**1) UNI**

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

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

**2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the Converted 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 'Excellent' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

**3) UNI**

Within 3 months of occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management) for the development.

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

**4) UNI**

All residential units hereby approved shall be constructed with deck level access to the associated private outdoor amenity space including balconies.

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

**5) UNI**

The Party Walls/Floors between the commercial units and the residential units should be designed to achieve a sound insulation value of 5dB better than Building Regulations 2010 Approved Document E performance standard, for airborne sound insulation for floors of purpose built dwelling-houses and flats.

*Reason: To safeguard the amenities of the occupiers of the residential accommodation hereby approved and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**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. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997 or any subsequent guidance issued before construction commences. In addition, there should be no significant low frequency tones (below 250 Hz) present.

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

**7) UNI**

No servicing to or from the B1 offices premises shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and 09.00 to 17.00 on Sundays, Bank or Public Holidays.

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

**8) UNI**

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

**9) UNI**

No industrial activity of any kind, except loading and unloading, shall take place

outside the approved buildings within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

**10) UNI**

The ground floor community space hereby approved shall only be used for teaching purposes by St Martin's CE Primary School and shall not be available for external hire or be used for other related school activities such as after school clubs.

*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.*

**11) UNI**

The development hereby permitted shall be commenced before the expiration of two years from the date of this permission or one year from the approval of the last of the reserved matters as defined in condition 3 below, whichever is the later.

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

**12) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	1053-P-001	P7	25.09.13
Existing Site Sections A;B;F	1053-P-002	P4	25.09.13
Existing Site Sections D&I	1053-P-003	P4	25.09.13
Site Location Plan	1053-P-005	P2	25.09.13
Proposed Site Plan	1053-P-006	P3	13.12.13
Existing Site Plan	1053-P-010	P6	25.09.13
Survey Data	1053-P-011	P1	17.05.13
Existing LGF Plan	1053-P-099	P4	25.09.13
Existing GF Plan	1053-P-100	P4	25.09.13
Existing 1st-4th Floors	1053-P-101	P4	25.09.13
Proposed LGF Plan	1053-P-199	P24	13.12.13
Proposed GF Plan	1053-P-200	P24	13.12.13
Proposed FF Plan	1053-P-201	P25	13.12.13
Proposed 2F Plan	1053-P-202	P8	13.12.13
Proposed 3F Plan	1053-P-203	P17	13.12.13
Proposed 4F Plan	1053-P-204	P24	13.12.13
Proposed 5F Plan	1053-P-205	P18	13.12.13
Existing East & West Elevations	1053-P-251	P4	25.09.13
Existing N & S Elevations	1053-P-252	P4	25.09.13
Proposed N & S Elevation	1053-P-255	P21	13.12.13
Proposed E & W Elevation	1053-P-256	P25	13.12.13
Prop/Exist Elevations Melbourne St.	1053-P-257	P5	13.12.13
Arch's Impression Ex-View from Melbourne St	1053-P-258a	P1	21.10.13
Arch's Impression Prop-View from Melbourne St	1053-P-258b	P1	21.10.13

Arch's Impression from Lewes Rd	Ex-view		1053-P-259a	P1	21.10.13
Arch's Impression from Lewes Rd	Pr-view		1053-P-259b	P1	21.10.13
Arch's Impression from Bembridge St	Ex-view		1053-P-260a	P1	21.10.13
Arch's Impression from Bembridge St	Pr-view		1053-P-260b	P1	21.10.13
Arch's Impression from Shanklin Rd	Ex-View		1053-P-261a	P1	21.10.13
Arch's Impression from Shanklin Rd	Pr-View		1053-P-261b	P1	21.10.13
Comparative Section 1	Exist - Prop		1053-P-262	P4	13.12.13
Comparative Section 2	Exist - Prop		1053-P-263	P4	13.12.13
Comparative Section 3	Exist - Prop		1053-P-264	P5	13.12.13
Comparative Section 4	Exist - Prop		1053-P-265	P6	

### 13) UNI

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

- (i) appearance;
- (ii) landscaping;

The landscaping scheme shall include suitable details of the area of planting on site proposed as natural/semi natural landscaping and low maintenance wild flower areas which shall be at least 128 sq metres in area and the area designated for allotment space being 198 sq metres in area.

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 and to ensure that the on site contributions towards natural and semi-natural open space and allotments are provided satisfactorily in accordance with Policy HO6 of the adopted Brighton & Hove Local Plan.*

### 14) 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.*

### 15) 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.*

### 16) UNI

The new dwellings hereby permitted shall be constructed to Lifetime Homes

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

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

#### **17) UNI**

No development shall commence until a scheme for the details of the provision of affordable housing for at least 20% of the residential units hereby approved as part of the development, has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme which shall include 15 units in the Affordable block and 3 wheelchair units in the Melbourne block:

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

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

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

#### **18) UNI**

Should the sum total of Gross Internal residential floor area (excluding any communal areas such as entrance halls, staircases and lifts) exceed 5839 square metres; a viability assessment which assesses, at that date, the number of affordable housing units that the proposed development could provide whilst remaining viable, together with a scheme ('the reassessed scheme') of affordable housing provision based on that viability assessment, shall be submitted to, and for approval in writing by, the Local Planning Authority. The affordable housing shall be provided in accordance with the approved reassessed scheme which reassessed scheme shall include:

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

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

#### **19) UNI**

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 in accordance with a timetable agreed in writing with 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, QD15 and QD27 of the Brighton & Hove Local Plan.*

## **20) 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.*

## **21) UNI**

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

*Reason: To protect the trees which are to be retained on the site or which adjoin but overhang 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.*

## **22) UNI**

No development shall commence until details showing the type, number, location and timescale for implementation of bird boxes suitable for swifts and sparrows and general purpose bat boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details before the development hereby approved is occupied and thereafter maintained.

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

## **23) UNI**

No development shall take place until details of a scheme to provide a dropped kerb to the highway sufficient to enable refuse/recycling containers to be collected from the kerb side by refuse vehicles shall be submitted to and approved in writing to the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details before the development hereby approved is occupied and thereafter maintained.

*Reason: To ensure the satisfactory and safe collection of refuse/recycling can take place from the site without the need for refuse vehicles to enter the site.*

## **24) UNI**

No vehicular access or parking on site on the south side of Enterprise Point shall be permitted at anytime. Measures to restrict this shall be incorporated into the boundary treatment required under Condition 9 to be submitted to the Local Planning Authority in writing for approval. The scheme shall then be carried out in strict accordance with the approved details before the development hereby approved is occupied and thereafter maintained.

*Reason: In order to ensure that a satisfactory area of private amenity space hereby approved is provided and can be used safely for the enjoyment of the occupiers of the development and to comply with policies HO5 and QD27 of the Brighton & Hove Local Plan*

### **25) 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.*

### **26) UNI**

The development hereby permitted shall not be commenced until details of secure gated control to the residential car parking underneath Enterprise Point hereby approved have been submitted to and approved in writing by the Local Planning Authority. Details of access controlled systems between the car parking areas and the residential lobby to Enterprise Point shall also be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details before the development hereby approved is occupied and thereafter maintained.

*Reason: To ensure that the site is secure and to reduce opportunities for crime to take place and to comply with policy QD7 of the Brighton & Hove Local Plan.*

### **27) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the new build residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

### **28) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no conversion works to provide residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'Excellent' 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.*

### **29) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**30) UNI**

No development shall take place until details of the proposed green walling and maintenance and irrigation programme have been submitted to and approved in writing by the Local Planning Authority. The walls shall thereafter be constructed, maintained and irrigated in accordance with the approved details.

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

**31) UNI**

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

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

**32) 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.*

**33) UNI**

i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:

a) a site investigation report, unless otherwise agreed in writing, 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; and unless otherwise agreed in writing by the local planning authority:

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

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

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

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

**34) UNI**

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

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

**35) UNI**

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

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

**36) UNI**

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

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

**37) UNI**

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

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

**38) UNI**

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

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

**39) UNI**

None of the flats with west facing habitable room windows in the main extension to Enterprise Point shall be occupied until a scheme for the sound insulation and ventilation measures for those flats has been approved by the Council and implemented by the Developer. The scheme shall then be carried out in strict accordance with the approved details before the development hereby approved is occupied and thereafter maintained.

*Reason: To safeguard the amenities of the occupiers of the residential accommodation hereby approved and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**40) UNI**

Prior to occupation of the development hereby approved plans and detailed

drawings showing the boundary treatment, access and circulation arrangements, security and management of the external space leading to and from the community space shall be submitted to the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details before the development hereby approved is occupied and thereafter maintained.

*Reason: In the interests of the security of the site and the occupants and to comply with policy QD7 of the Brighton & Hove Local Plan.*

#### **41) UNI**

Prior to occupation of the development hereby approved plans and detailed drawings showing the proposed allotments to be provided at the rear of Enterprise Point. Details shall include, means of enclosure, details of plot division, provision of planters and soil, a mains water supply, storage facilities for rainwater, compost material, tools and equipment and a Management plan. The scheme shall then be carried out in strict accordance with the approved details before the development hereby approved is occupied and thereafter maintained.

*Reason: To ensure the satisfactory provision of secure and well managed allotment facilities for the residents of the development hereby approved and to comply with policy HO6 of the Brighton & Hove Local Plan.*

#### **42) UNI**

The development hereby permitted shall not be occupied until the scheme for the secure storage of refuse and recycling for both residential and commercial occupiers has been fully implemented in accordance with plans hereby approved and made available for use. The refuse and recycling facilities shall thereafter be retained for use by the occupants of the development 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.*

#### **43) UNI**

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover to the site frontage on Melbourne Street shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

#### **44) UNI**

Prior to the first occupation of the development hereby permitted a Scheme of Management of the vehicle parking for both residential and commercial occupiers of the development hereby approved shall be submitted to and be 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. The scheme shall include details of how the parking spaces area hereby approved shall be clearly marked out and distinguished on site from those parking spaces allocated to flats in 29/29A Shanklin Road under planning consent ref: BH1997/00794/FP

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

#### **45) UNI**

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

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

**46) UNI**

The development hereby permitted shall not be occupied until details of the disabled car parking provision for the occupants of, and visitors to, the development as indicated on the plans have been submitted to and approved in writing by the Local Planning Authority. Details shall include measures to avoid potential conflict between the use of the spaces and doorways into the parking area. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

**BH2014/01381**

**46 Lynton Street Brighton**

Change of use from 3 bedroom dwelling house (C3) to 4 bedroom small house in multiple occupation (C4).

**Applicant:** Miss L Golding

**Officer:** Andrew Huntley 292321

**Refused on 12/08/14 DELEGATED**

**1) UNI**

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

**BH2014/01891**

**16 Hanover Crescent Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2014/00949.

**Applicant:** Miss Caroline Ellis

**Officer:** Sue Dubberley 293817

**Approved on 26/08/14 DELEGATED**

**BH2014/01958**

**2 De Montfort Road Brighton**

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

**Applicant:** Chloe Martin

**Officer:** Jason Hawkes 292153

**Approved on 08/08/14 DELEGATED**

**BH2014/02530**

**Former Connaught House site Melbourne Street Brighton**

Non Material Amendment to BH2010/03279 to change from aluminium (grey) to white UPVC windows and doors including amendments to glazing bar arrangements.

**Applicant:** Essam Barakat

**Officer:** Adrian Smith 290478

**Approved on 19/08/14 DELEGATED**

**HOLLINGDEAN & STANMER**

**BH2014/01505**

**11 Adams Close Brighton**

Erection of single storey side extension and revised fenestration.

**Applicant:** Mrs S Siepel

**Officer:** Joanne Doyle 292198

**Approved on 13/08/14 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			07 May 2014
Block Plan			07 May 2014
Existing & Proposed Floor Plans & Elevations	10224-1a		16 May 2014

**BH2014/01905**

**The Meeting House Park Close Brighton**

Demolition of existing house (C3) and erection of 6no four bedroom houses (C3).

**Applicant:** Mr Don Elwick

**Officer:** Adrian Smith 290478

**Refused on 21/08/14 DELEGATED**

**1) UNI**

The proposed development, by virtue of the scale, bulk and form of its roof profile and the scale and number of dormer windows, represents a poorly designed and incongruous addition that fails to satisfactorily integrate with, and reflect the positive characteristics of, the street, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development, by virtue of its scale, position and rear projection, would have an oppressive and imposing impact on the occupiers of 65 Park Road and 14 Park Close, thereby resulting in a significant and harmful loss of amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

Insufficient information has been submitted to demonstrate that the proposed development would not have a harmful impact on the stability and long term retention of the trees within the embankment to the rear of the site, contrary to policy QD15 of the Brighton & Hove Local Plan.

**4) UNI4**

Insufficient information has been provided to assess and mitigate any potential impact of the development on protected species and biodiversity both within the site and within the adjacent Wild Park Local Nature Reserve, contrary to policies QD17 & QD18 of the Brighton & Hove Local Plan and SPD11 guidance.

**BH2014/02023****75 Stanmer Villas Brighton**

Erection of single storey side extension.

**Applicant:** Ms Kay Aplin**Officer:** Jessica Hartley 292175**Approved on 18/08/14 DELEGATED****1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Block and Site Location	TA817 01		19/06/2014
Existing Plans	TA817 02		19/06/2014
Existing Plans	TA817 03		19/06/2014
Existing Elevations	TA817 04		19/06/2014
Existing Street Elevation	TA817 05		19/06/2014
Proposed Plans	TA817 10	A	19/06/2014
Proposed Plans	TA817 11		19/06/2014
Proposed Elevations	TA817 12		19/06/2014
Proposed Street Elevation	TA817 13	A	19/06/2014

**BH2014/02080****24 Coldean Lane Brighton**

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

**Applicant:** Mr Adrian Murray**Officer:** Roselle Goacher 292265**Approved on 15/08/14 DELEGATED****MOULSECOOMB & BEVENDEAN****BH2014/00859****Brighton Health & Racquet Club Village Way Brighton**

Alterations to car park including creation of 113 car parking spaces, cycle parking, relocation of children's play area, relocation of entrance booms and associated works.

**Applicant:** Virgin Active**Officer:** Chris Swain 292178**Approved on 07/08/14 DELEGATED****1) BH01.01**

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

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

**2) UNI**

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

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

### **3) UNI**

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved:

*Reason: To ensure that surface water drainage from the proposed development does not result in a deterioration of groundwater quality and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### **4) UNI**

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. This Method Statement should also include trees in the vicinity of "P9" on the submitted plans.

*Reason: To protect the trees which are to be retained on the site in the interests of the visual amenities of the site and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

### **5) UNI**

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

*Reason: To protect the trees which are to be retained on the site in the interests of the visual amenities of the site and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

### **6) UNI**

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

*Reason: To ensure that surface water drainage from the proposed development does not result in the deterioration of groundwater quality and to comply with policy SU3 of the Brighton & Hove Local Plan. The site in question is located above the Newhaven Chalk Formation which is designated a Principal Aquifer and is situated within Source Protection Zone 1 for the Falmer Supply. Therefore we would place high priority on protecting groundwater at this location.*

### **7) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			26 March 2014
Existing site parking layout	05VA-18		18 March 2014
Proposed parking and ancillary development	05VA-20	D	27 June 2014
Proposed site plan of additional works	05VA-21		18 March 2014
Tree survey and root constraint plans	BJH.01/02		18 March 2014
Tree retentions and removals plan	BJH.03		18 March 2014
Tree protection plan	BJH.04		18 March 2014

### 8) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the visitors and staff of the health club for which the parking is associated with.

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

### **BH2014/00924**

#### **76 Barcombe Road Brighton**

Erection of two storey pitched roof rear extension (Part Retrospective).

**Applicant:** Mr Simon Timpson

**Officer:** Robert Hermitage 290480

**Refused on 20/08/14 DELEGATED**

### 1) UNI

The proposed extension by reason of its height and excessive scale above the existing eaves would appear as an incongruous feature that fails to respect the scale, character and detailing of the existing property. For this reason the application is considered contrary to policy QD14 of the Brighton & Hove Local Plan and the guidance contained in SPD12 Design Guide for Extensions and Alterations.

### **BH2014/01402**

#### **61 Plymouth Avenue Brighton**

Erection of two storey side extension.

**Applicant:** Jan Bower

**Officer:** Chris Swain 292178

**Approved on 22/08/14 DELEGATED**

### 1) BH01.01

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

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

### 2) BH03.03

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

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

**3) UNI**

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

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	1408-200-PL		30 April 2014
Proposed plans and elevations	1408-210-PL		30 April 2014

**BH2014/01764**

**University of Brighton Village Way Brighton**

Erection of 2no two storey portacabins for provision of 10 classrooms, 5 open plan support offices, 4 WC pods, 4 stair pods and a meeting room.

**Applicant:** University of Brighton

**Officer:** Sarah Collins 292232

**Approved on 11/08/14 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 buildings hereby permitted shall be removed commencing on or before 1 August 2018 in accordance with a scheme of work submitted to and approved in writing by the local planning authority.

*Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the visual amenity of the area and meet sustainability and equality objectives set out in policies QD1, QD2 and SU2 of the Brighton & Hove Local Plan 2005.*

**3) 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.*

**4) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for hard and soft landscaping, which shall include pathways into and within the site, boundary treatments and any fencing within the site, 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.*

#### **5) UNI**

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

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

#### **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.*

#### **7) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	FAXX-O-MP-S L-0008		19th June 2014
Site Plan	FAXX-O-MP-S L-0009		18th July 2014
Site Record Plan - existing			29th May 2014
Site 1 - Proposed Layout	HD/9304/06	D	30th July 2014
Site 2 - Proposed Layout	HD/9304/07	D	30th July 2014

#### **8) UNI**

Prior to commencement of the development hereby approved, a survey and risk assessment specifying the location and nature and amount of asbestos containing materials (ACM) and an action plan detailing treatment or safe removal and disposal of ACM or indeed measures to be taken to ensure that the release of fibres is prevented, shall be submitted to and approved in writing by the local planning authority (LPA). The document shall include information on periodic inspection and re-assessment and re-evaluation to ensure that no changes have occurred. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the LPA's request.

*Reason: To safeguard the health of students, staff, construction workers and other visitors to the site and to comply with policy SU11 of the Brighton & Hove Local Plan 2005.*

**BH2014/02035**

### **3 Colbourne Avenue Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2014/00792

**Applicant:** Mr Bradley Hamilton

**Officer:** Christine Dadswell 292205

**Approved on 21/08/14 DELEGATED**

### **BH2014/02237**

#### **38 Ladysmith Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.83m, and for which the height of the eaves would be 2.89m.

**Applicant:** Miss Susanna Haworth

**Officer:** Robert Hermitage 290480

**Prior approval not required on 13/08/14 DELEGATED**

### **QUEEN'S PARK**

### **BH2014/01038**

#### **32 Camelford Street Brighton**

Change of use from guest house (C1) to a single residential house (C3) (retrospective).

**Applicant:** Mr Steve Simpson

**Officer:** Wayne Nee 292132

**Approved on 18/08/14 DELEGATED**

#### **1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan		A	09 April 2014
Existing floor plans	A.01		31 March 2014
Proposed floor plan	A.01		31 March 2014

### **BH2014/01061**

#### **Sea Life Centre Madeira Drive Brighton**

Application for Approval of Details Reserved by Condition 2 & 3 of application BH2013/03706.

**Applicant:** Sea Life Centres

**Officer:** Sue Dubberley 293817

**Approved on 13/08/14 DELEGATED**

### **BH2014/01261**

#### **Stag Inn 33 Upper Bedford Street Brighton**

Non Material Amendment to BH2013/01403 for minor alterations to some of the external window and door positions.

**Applicant:** Godfrey Investments

**Officer:** Jonathan Puplett 292525

**Approved on 27/08/14 DELEGATED**

### **BH2014/01415**

## **10 Camelford Street Brighton**

Application for approval of details reserved by condition 3 of application BH2012/02708 (Approved on Appeal).

**Applicant:** Mr & Mrs Richard Miles

**Officer:** Robert Hermitage 290480

**Approved on 08/08/14 DELEGATED**

## **BH2014/01540**

### **11 Queens Park Terrace Brighton**

Erection of single storey rear extension to replace existing.

**Applicant:** Charan Koka

**Officer:** Joanne Doyle 292198

**Approved on 22/08/14 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

#### **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan & Block Plan	020		07 Jul 2014
Existing & Proposed Floor Plans	004	A	16 Jun 2014
Existing & Proposed Longitudinal Sections	006	A	16 Jun 2014
Existing & Proposed Front & Rear Elevations	010		12 May 2014

## **BH2014/01839**

### **88 Queens Park Road Brighton**

Formation of rear dormer.

**Applicant:** Ms N Blow

**Officer:** Lorenzo Pandolfi 292337

**Refused on 07/08/14 DELEGATED**

#### **1) UNI**

The rear dormer by reason of its design and excessive size would completely replace the rear roof slope representing an unsightly and bulky addition to the existing building, causing significant harm to the character and appearance of the property and wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 "Design guide for extensions and alterations"

**BH2014/01863**

**Martlet Court Hereford Street Brighton**

Erection of mobility scooter shed.

**Applicant:** Sussex Housing & Care**Officer:** Benazir Kachchhi 294495**Approved on 13/08/14 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
Plan Type	Reference	Version	Date Received
Location and Block plans	PR/Martlet/001		06/06/2014
Proposed plans and elevations	PR/Martlet/101		06/06/2014

**BH2014/01964****Royal Crescent Lodge Royal Crescent Mews Brighton**

Replacement of existing entrance door and canopy with new door with top light and enlarged canopy.

**Applicant:** Ms Jo Shackleton**Officer:** Jessica Hartley 292175**Approved on 15/08/14 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
Site Location and Block Plan	0212 01		17/06/2014
Proposed Entrance Canopy	0212 33		17/06/2014

**BH2014/02060****31 Upper St James Street Brighton**

Installation of 3no lights above existing shopfront fascia (retrospective).

**Applicant:** Sure Property Solutions Ltd

**Officer:** Wayne Nee 292132

**Refused on 22/08/14 DELEGATED**

**1) UNI**

The swan neck lights are an unduly prominent addition to the shopfront and add clutter to the fascia, and are therefore considered to be detrimental to the visual appearance and character of the building and the wider East Cliff Conservation Area, contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan and SPD07: Advertisements.

**BH2014/02112**

**24 St Georges Terrace Brighton**

Conversion of single dwelling house to a maisonette and basement flat.

**Applicant:** Tamara Podmore

**Officer:** Sonia Gillam 292265

**Approved on 18/08/14 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 new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards as far as is 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.*

**3) UNI**

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

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

**4) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of the proposed rear alterations, including the access staircase to the rear garden and all existing and proposed boundary treatments to the rear gardens. The proposed alterations shall be undertaken in accordance with the approved details before the use hereby permitted is commenced.

*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.*

**5) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan	2014/03/01		23/06/2014

Existing floor plans	2014/03/02		23/06/2014
Proposed floor plans	2014/03/03		23/06/2014

## 6) 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.*

### **BH2014/02149**

#### **Second Floor Flat 17 Walpole Terrace Brighton**

Installation of 1no rooflight to front roof slope.

**Applicant:** Mrs Sally Traube

**Officer:** Roselle Goacher 292265

**Approved on 19/08/14 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 in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

#### **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	L-100		30/06/2014
Block Plan	L-101		30/06/2014
Proposed and Existing Plans and Elevations	L-102	A	30/06/2014

### **BH2014/02445**

#### **Brighton College Eastern Road Brighton**

Application for approval of details reserved by condition 12 of application BH2012/02378.

**Applicant:** Brighton College

**Officer:** Andrew Huntley 292321

**Approved on 20/08/14 DELEGATED**

## **ROTTINGDEAN COASTAL**

**BH2013/03831**

**12 Roedean Crescent Brighton**

Erection of single storey extensions to front and rear, new front porch and external alterations. Landscaping to front including repositioning of crossover and to rear including external swimming pool within external terracing. Installation of all weather tennis court to rear with perimeter fencing.

**Applicant:** Mrs Phillipa Wilson

**Officer:** Andrew Huntley 292321

**Approved on 20/08/14 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 extensions 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 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**

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification/Method Statement for the tennis court and mesh fencing in the vicinity of the trees in the neighbouring property has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

*Reason: To protect the trees on the adjoining 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.*

**5) UNI**

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

*Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan.*

**6) UNI**

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

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

**7) UNI**

No development shall take place until details of the hereby approved retaining green walling, and of the associated maintenance and irrigation programme, have been submitted to and approved in writing by the Local Planning Authority. The walls shall thereafter be constructed, maintained and irrigated in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and ensure that the development contributes to ecological enhancement on the site and in accordance with policies QD14 and QD17 of the Brighton & Hove Local Plan.*

**8) UNI**

No development shall take place until full details (including colour) of the new fencing, including a 1:20 sample elevation and section, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and maintained as such thereafter.

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

**9) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	L-100		11.11.2013
Block Plan	L-101		11.11.2013
Topographical Survey	1.01		11.11.2013
Topographical Survey	1.02		11.11.2013
Site Section	1.03		11.11.2013
Existing Plans & Sections	L-102		11.11.2013
Existing Elevations	L-103		11.11.2013
Proposed Floor Plans	L-200		11.11.2013
Proposed Elevations	L-201		11.11.2013
Proposed Section A-A & Garden Plan	L-202	a	03.06.2014
Proposed Section A-A & B-B	L-203		03.06.2014

**10) UNI**

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

*Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan*

**BH2014/00285**

**1 Abbotsbury Close Saltdean Brighton**

Conversion of existing house into 1no one bedroom flat and 1no three bedroom maisonette (C3) with creation of a bike and bin store to rear with raised terrace above at first floor level and replacement rear window at ground floor level. (Retrospective)

**Applicant:** Mr J Edwards  
**Officer:** Chris Swain 292178  
**Refused on 26/08/14 DELEGATED**

**1) UNI**

The original floor area of the original dwelling is less than 115 sq m and incorporates only three bedrooms. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan and the original dwelling is not considered suitable for conversion into smaller units of accommodation.

**2) UNI2**

The ground floor flat, by virtue of its cramped internal space, poor levels of natural light and severely restricted outlook to the rear, provides a poor standard of residential accommodation. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The raised terrace area, by reason of its size, siting and elevated position, results in significant overlooking and loss of privacy towards the rear elevations of the adjoining properties and their respective private gardens. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

The raised terrace area, by reason of design, size, height and siting result in an overly dominant structure that relates poorly to the existing property and detracts from the appearance and character of the building, the wider terrace and the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2014/01349**

**151 & 151A Marine Drive Saltdean Brighton**

Application for variation of condition 2 of application BH2012/01545 (Demolition of existing houses and erection of 3no detached dwellings) to allow amendments to the approved drawings including alterations to fenestration, internal layout, roof design and re-positioning of cycle store.

**Applicant:** Allbeck Homes Ltd  
**Officer:** Jonathan Puplett 292525

**Refused on 26/08/14 DELEGATED**

**1) UNI**

The proposed amendments to the design and detail of Plots 1 and 2 would significantly diminish the architectural quality of the scheme. The resulting appearance, in what is a highly prominent location, would be harmful to the visual amenities of the wider surrounding area. The proposed development is therefore contrary to policies QD1, QD2 and QD4 of the Brighton & Hove Local Plan.

**BH2014/01350**

**151A Marine Drive Saltdean Brighton**

Application for Approval of Details Reserved by Condition 9 of application BH2012/01545.

**Applicant:** Allbeck Homes Ltd  
**Officer:** Jonathan Puplett 292525

**Approved on 20/08/14 DELEGATED**

**BH2014/01414**

**Little Gate House Tudor Close Dean Court Road Rottingdean**

Installation of rooflights to south elevation and replacement of windows with timber double glazed windows.

**Applicant:** Mr Simon Arnold

**Officer:** Jessica Hartley 292175

**Approved on 08/08/14 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
Location Plan			13/06/2014
Block Plan			11/06/2014
Existing Elevations			27/06/2014
Proposed Elevations			08/08/2014
Stormsure Casement Window Range Information			06/06/2014
Jeld Wen Windows and Doors - Stormsure Casement Quote			11/06/2014

**BH2014/01436**

**9 Waterfront Brighton Marina Brighton**

Change of use from retail unit (A1) to medical clinic. (D1).

**Applicant:** Dr Bartek Swiech

**Officer:** Jonathan Puplett 292525

**Approved on 27/08/14 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 premises shall be used for the provision of a medical clinic only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

**3) UNI**

A Travel Plan shall be submitted to the Local Planning Authority within three months of the first occupation of the development. The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of

measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

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

#### **4) UNI**

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN, EXISTING AND PROPOSED FLOORPLANS	11631	A1	01/05/2014
EXISTING AND PROPOSED ELEVATIONS	11631	A	21/05/2014

#### **BH2014/01461**

##### **39-40 Arundel Place Brighton**

Application for Approval of Details Reserved by Conditions 5, 7, 10, 11, 12, 13, 14, 15, 16 and 18 of application BH2013/04197.

**Applicant:** Creative Developments Ltd

**Officer:** Adrian Smith 290478

##### **Split Decision on 07/08/14 DELEGATED**

#### **1) UNI**

The details pursuant to conditions 7, 10, 11, 12, 13, 14, 15 & 16i subject to full compliance with the submitted details.

#### **1) UNI**

The details pursuant to conditions 5, 16ii & 18 are NOT APPROVED for the reason(s) set out below:

1. Condition 5 does not require the submission of further details, Condition 16ii) requires contaminated land works to be carried out and verified post commencement, whilst condition 18 requires the development to have been completed before the final Code For Sustainable Homes Certificates can be issued.

#### **BH2014/01500**

##### **45 Falmer Road Rottingdean Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2010/00319.

**Applicant:** Mr & Mrs Michael Harrod

**Officer:** Jonathan Puplett 292525

##### **Approved on 27/08/14 DELEGATED**

#### **BH2014/01504**

##### **Grange Lodge The Green Rottingdean Brighton**

Erection of two storey side extension.

**Applicant:** Mrs Clark

**Officer:** Allison Palmer 290493

##### **Refused on 12/08/14 DELEGATED**

### **1) UNI**

The proposed two storey side extension, by reason of its scale, form, siting and design, would poorly integrate with the form of the original building and would appear an overly prominent addition to the site and wider surrounding area. The extension would encroach on the sense of space surrounding The Grange, reducing the gap between The Grange and Grange Lodge. This would be to the detriment of the historic character and appearance of the existing building, the wider Rottingdean Conservation Area and the setting of the adjoining Grade II Listed Building (The Grange). The proposal is thereby contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

### **BH2014/01532**

#### **Flat 1 43 Sussex Square Brighton**

Internal alterations to layout.

**Applicant:** Mr & Mrs Yoram Allon

**Officer:** Andrew Huntley 292321

**Approved on 14/08/14 DELEGATED**

### **1) BH01.05**

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

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

### **2) UNI**

No works to any doors shall take place until full details of the proposed new doors, skirting rails and any alterations to existing doors including 1:20 scale sample elevations and 1:1 scale 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**

No works to the utility room shall take place until full details of the proposed lining to the coal hole including 1:20 scale sample elevations and 1:1 scale 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.*

### **4) UNI**

Walls and features should be made good to match existing, unless otherwise indicated on the approved plans.

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

### **5) UNI**

No works to the living room shall take place until full details of the proposed appearance of the recesses to either side of the fireplace in the living room 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.*

## **6) UNI**

No works to the rear room shall take place until full details of the proposed remedial works to the floor 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: An old swimming pool has been discovered in this location and insufficient information has been submitted into the potential remedial works required to the floor structure, and to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

## **7) UNI**

The stone tile floor shall be the Jerusalem Light stone tile submitted on 30th June 2014.

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

## **8) UNI**

No works for the kitchen extraction system shall take place until full details of the proposed kitchen extraction system including positioning of pipework 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.*

## **9) UNI**

No works to the living room shall take place until full details of the proposed fire place and hearth including 1:20 scale sample elevations and scale 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.*

## **BH2014/01534**

### **4 Tudor Close Dean Court Road Rottingdean Brighton**

Internal alterations incorporating proposed entrance hall timber and glazing double doors and installation of additional glazing to porch gable.

**Applicant:** Trevor Hopper

**Officer:** Wayne Nee 292132

**Approved on 22/08/14 DELEGATED**

### **1) BH01.05**

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

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

### **2) UNI**

The timber doors and porch frames hereby approved shall be finished to match the finish of the existing timber.

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

## **BH2014/01558**

## 2A Falmer Road Rottingdean

Erection of two storey rear extension with associated alterations.

**Applicant:** Mr & Mrs Boucher

**Officer:** Chris Swain 292178

**Approved on 27/08/14 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 hereby permitted extension without planning permission obtained from the Local Planning Authority.

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

### 4) UNI

The development hereby permitted shall be carried out in accordance with 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 location plans	216.100		13 May 2014
Existing lower ground and ground floor plans	216.01	B	13 May 2014
Existing first floor and roof plans	216.02	B	13 May 2014
Existing elevations	216.03	A	13 May 2014
Existing section a.a	216.04	A	13 May 2014
Proposed lower ground and ground floor plans	216.05	A	13 May 2014
Proposed first floor and roof plans	216.06	B	13 May 2014
Proposed elevations	216.07	B	13 May 2014
Proposed section a.a, b.b and c.c	216.08	B	13 May 2014

## **BH2014/01707**

### **39-40 Arundel Place Brighton**

Application for variation of condition 2 of application BH2013/04197 (Demolition of existing factory (B2) and erection of a terrace of 3no three bedroom houses (C3), with conversion of lower ground floor area to form 1no two bedroom flat (C3)) to permit alterations to layout and fenestration of lower ground floor flat and the 3no houses.

**Applicant:** Creative Developments Ltd

**Officer:** Adrian Smith 290478

**Approved on 22/08/14 DELEGATED**

**1) UNI**

The development hereby permitted shall be commenced before 05/02/2017.

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

**2) 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.*

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

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

**5) UNI**

No 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.*

**6) 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.*

**7) UNI**

The demolition and construction works shall be carried out and completed fully in accordance with the Ings Engineering Ltd Method Statement and drawing nos

4971/01 rev A and 4971/02 received on 02 May 2014 under application BH2014/01461.

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

**8) UNI**

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

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

**9) UNI**

The 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.*

**10) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos TA720/26, TA720/27 & TA720/28 received on 02 May 2014 under application BH2014/01461, drawing nos TA720/29 rev.A TA720/37 rev.A, TA720/39 rev.A received on 24 June 2014 under application BH2014/01461, and drawing nos 200.Re.C001 rev.2 and 200.Re.C002 rev.2, and the gutter details received on 02 May 2014 under application BH2014/01461.

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

**11) UNI**

The development hereby approved shall not be occupied until the gates and boundary treatments detailed on drawing nos.TA720/26, TA720/27 & TA720/28 and the Jacksons fencing detail sheet received on 02 May 2014 under application BH2014/01461 have been fully implemented and made available for use. The gate and boundary treatments shall thereafter be retained for use at all times.

*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.*

**12) UNI**

The development hereby permitted shall be carried out in accordance with the Velfac window and door details received on 02 May 2014 and 24 June 2014 under application BH2014/01461, the render and natural slate tile samples received on 24 June 2014 under application BH2014/01461, and the WT Lamb Victoria Red and Marshalls Tegular mixed size Pennant Grey paver samples and details received on 02 May 2014 under application BH2014/01461.

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

**13) UNI**

The development hereby approved shall not be occupied until the cycle parking facilities detailed on drawing no.TA720/27 received on 02 May 2014 under application BH2014/01461 have been fully implemented and made available for use. These facilities 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**

The development hereby permitted shall be carried out in accordance with the Design Stage/Interim Code for Sustainable Homes Certificates received on 02 May 2014 under application BH2014/01461.

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

#### **15) UNI**

The development hereby approved shall not be occupied until the first floor terraces and third floor balconies and their screening as detailed on drawing nos.TA720/29 rev.A received on 24 June 2014 under application BH2014/01461 have been fully implemented and made available for use. The screens shall thereafter be retained at all times.

*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.*

#### **16) UNI**

i) The development hereby permitted shall be carried out in accordance with the Land Science Remediation Method Statement received on 26 June 2014 under application BH2014/01461.

(ii) Unless otherwise agreed in writing by the Local Planning Authority, 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 condition (i) that the remediation scheme has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

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

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

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

#### **17) UNI**

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

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

#### **18) UNI**

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

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

Plan Type	Reference	Version	Date Received
Block & site location Plans	01	-	11/12/2013
Existing ZARA survey	02	-	11/12/2013
Existing lower ground floor plan	03	-	11/12/2013
Existing ground floor plan	04	-	11/12/2013

Existing first floor plan	05	-	11/12/2013
Existing street elevations	06	-	11/12/2013
Existing street elevations	07	-	11/12/2013
Existing site sections	08	-	11/12/2013
Existing street elevations	09	A	22/05/2014
Existing street elevations	10	-	11/12/2013
Proposed block plan	11	A	22/05/2014
Proposed site plan	12	C	22/05/2014
Proposed ground floor	13	B	22/05/2014
Proposed first floor plan	14	A	22/05/2014
Proposed upper floor plan	15	A	22/05/2014
Proposed courtyard elevation	16	C	22/05/2014
Proposed Cross Section BB	17	A	16/01/2014
Proposed north elevation CC	18	B	22/05/2014
Proposed Cross Section DD	19	C	22/05/2014
Proposed side elevation	20	A	16/01/2014
Proposed side elevation	21	A	16/01/2014
Proposed Arundel Place elevation and access gates	22	A	16/01/2014
Existing and Proposed Eastern Road Elevation	23	A	16/01/2014
Proposed Eastern Place elevation and gates detail	24	-	16/01/2014
Drainage plan	4971/01	A	02/05/2014
Retaining wall plan	4971/02	-	02/05/2014
Retaining wall construction statement	-	-	02/05/2014
Remediation Method Statement	-	-	26/06/2014
Site sections and details	TA720/26 TA720/27 TA720/28 TA720/29	A	02/05/2014 02/05/2014 02/05/2014 24/06/2014
Sections	TA720/37	A	24/06/2014
Elevations	TA720/39	A	24/06/2014
Cill details	200.Re..C001 200.Re..C002		02/05/2014 02/05/2014
Fencing details (Jacksons)	-	-	02/05/2014
Velfac window/door details			02/05/2014 24/06/2014
Render sample	-	-	25/06/2014
Natural slate tile sample			
WT Lamb Victoria Red and Marshalls Tegular mixed size Pennant Grey pa			

**BH2014/01767**

**44 Grand Crescent Rottingdean Brighton**

Application for approval of details reserved by conditions 2,3 and 4 of application BH2013/03860.

**Applicant:** Mr Trevor Stewart  
**Officer:** Adrian Smith 290478

Report from: 07/08/2014 to: 27/08/2014

**Approved on 26/08/14 DELEGATED**

**BH2014/01789**

**21 Falmer Avenue Saltdean Brighton**

Certificate of lawfulness for proposed single storey side extension.

**Applicant:** Miss L Forest

**Officer:** Robin Hodgetts 292366

**Approved on 26/08/14 DELEGATED**

**BH2014/01966**

**151 & 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:** Jonathan Puplett 292525

**Refused on 20/08/14 DELEGATED**

**BH2014/02009**

**22 The Rotyngs Rottingdean**

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

**Applicant:** Rachel & Alan Tyndel

**Officer:** Jessica Hartley 292175

**Approved on 11/08/14 DELEGATED**

**BH2014/02028**

**14 Chilmington Close Saltdean Brighton**

Removal of existing conservatory and erection of a single storey side/rear extension. Roof extensions and installation of 2 no new rooflights.

**Applicant:** Mr Mark Patrick

**Officer:** Tom Mannings 292322

**Approved on 21/08/14 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**

Any upper-floor window located in a wall or roof slope forming the east side elevation of the dwellinghouse shall be non opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

*Reason: To avoid overlooking and to comply with QD27 of the Brighton & Hove Local Plan.*

Plan Type	Reference	Version	Date Received
Site Location Plan			19th June 2014
Block Plan			19th June 2014

Block Plan with annotations			19th June 2014
Proposed New Extension & Loft Conversion		1	19th June 2014

#### 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.*

#### **BH2014/02050**

##### **30 Chichester Drive East Saltdean Brighton**

Erection of single storey rear extension, replacement of rear decking, remodelling of rear garden and associated alterations.

**Applicant:** Mr Paul Goodwill

**Officer:** Christine Dadswell 292205

**Approved on 18/08/14 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

Other than the designated roof level decked area, as shown on plan referenced 1-003 submitted on 23/06/2014, 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 and disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

#### 3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Location Plan	0-001		23 June 2014
Existing Block Plan	0-002		23 June 2014
Existing Plans	0-003		23 June 2014
Existing Sections	0-004		23 June 2014
Existing Elevations	0-005		23 June 2014
Proposed Block Plan	1-002		23 June 2014
Proposed Plans	1-003		23 June 2014
Proposed Sections	1-004		23 June 2014
Proposed Elevations	1-005		23 June 2014

#### **BH2014/02084**

##### **4 Challoners Mews Brighton**

Erection of conservatory to rear.

**Applicant:** Mr George

**Officer:** Jessica Hartley 292175

**Approved on 19/08/14 DELEGATED**

#### 1) BH01.01

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

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

## **2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Map			24/06/2014
Block Plan			24/06/2014
Existing Plan and Elevations	099/79284 A - 1of4		24/06/2014
Existing Elevations	099/79284 A - 2of4		24/06/2014
Proposed Plan and Elevation	099/79284 A - 3of4		24/06/2014
Proposed Elevations	099/79284 A - 4of4		24/06/2014

### **BH2014/02095**

#### **31 Beacon Hill Brighton**

Creation of roof terrace with glass balustrading and insertion of new dormer to front elevation. Revised fenestration to west elevation.

**Applicant:** Jason & Natasha Hughes

**Officer:** Chris Swain 292178

**Refused on 19/08/14 DELEGATED**

#### **1) UNI**

The proposed terrace, by reason of design, siting and scale would result in an unsympathetic alteration that would detract from the appearance and character of the building and the street scene and would harm the visual amenity of the wider surrounding area. The proposed front dormer is poorly sited and would add additional clutter to the front roofslope and in conjunction with the inappropriately designed terrace would further detract from the appearance and character of the building and the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

### **BH2014/02109**

#### **7 Rowan Way Rottingdean Brighton**

Roof alterations including front and rear hip to gable roof extensions and dormer to side elevation.

**Applicant:** Ms Coffey

**Officer:** Jessica Hartley 292175

**Refused on 18/08/14 DELEGATED**

#### **1) UNI**

The proposed front hip to gable extension and dormer window, by virtue of its design, size and bulk, would create a poor incongruous contrast with adjoining properties and would appear an overly prominent addition to the street scene. As such, the development would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations (SPD12).

**BH2014/02117**

**43 Lenham Avenue Saltdean Brighton**

Erection of two storey rear extension and front and rear extensions at first floor level with associated roof extension and external alterations. Erection of raised terrace to front of property with associated landscaping.

**Applicant:** Mr D Freeman

**Officer:** Wayne Nee 292132

**Refused on 19/08/14 DELEGATED**

**1) UNI**

The proposed roof form, by virtue of its design, bulk and forward siting, would result in an incongruous and unsympathetic appearance that would appear overly dominant in the street scene and would fail to reflect the prevailing character of the street scene which is largely comprised of traditional pitched roofs. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**BH2014/02123**

**26 Lewes Crescent Brighton**

Application for approval of details reserved by condition 6 of application BH2014/00594.

**Applicant:** 26 Lewes Crescent, Brighton Ltd

**Officer:** Christine Dadswell 292205

**Approved on 22/08/14 DELEGATED**

**BH2014/02124**

**26 Lewes Crescent Brighton**

Application for Approval of Details Reserved by Condition 7 of application BH2014/00594.

**Applicant:** Mr Pearch & Mr Grogan

**Officer:** Christine Dadswell 292205

**Approved on 26/08/14 DELEGATED**

**BH2014/02125**

**26 Lewes Crescent Brighton**

Application for Approval of Details Reserved by Condition 8 of application BH2014/00594.

**Applicant:** Mr Pearch & Mr Grogan

**Officer:** Christine Dadswell 292205

**Approved on 26/08/14 DELEGATED**

**BH2014/02161**

**52 Greenways Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 2.6m, and for which the height of the eaves would be 2.6m.

**Applicant:** Mr & Mrs Ainsworth

**Officer:** Chris Swain 292178

**Prior approval not required on 11/08/14 DELEGATED**

**BH2014/02184**

### **17 Little Crescent Rottingdean Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.95m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.6m.

**Applicant:** Mr Harvey Simpson

**Officer:** Robert Hermitage 290480

**Prior approval not required on 12/08/14 DELEGATED**

### **BH2014/02294**

#### **2A Longhill 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 8m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.9m.

**Applicant:** Mr Derek Thompson

**Officer:** Robert Hermitage 290480

**Prior approval not required on 15/08/14 DELEGATED**

### **WOODINGDEAN**

### **BH2014/00292**

#### **Woodingdean Business Park Sea View Way Brighton**

Application for Approval of Details Reserved by Condition 18 of application BH2012/03050.

**Applicant:** St Modwen Developments

**Officer:** Chris Swain 292178

**Approved on 15/08/14 DELEGATED**

### **BH2014/01520**

#### **Warren Road Car Park Warren Road Brighton**

Formation of additional parking spaces adjoining existing car park.

**Applicant:** Brighton & Hove City Council

**Officer:** Christine Dadswell 292205

**Approved on 20/08/14 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 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.*

#### **3) UNI**

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

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

Plan Type	Reference	Version	Date
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			Received
Location and Block Plan	51a P001		19 May 2014
Existing Plan	51a P002	A	20 June 2014
Proposed Plan	51a P003	A	20 June 2014

**BH2014/01525**

**Unit 1 Woodingdean Business Park Sea View Way Brighton**

Change of use from light industrial to offices (B1) (Retrospective).

**Applicant:** FRP Advisory

**Officer:** Andrew Huntley 292321

**Approved on 20/08/14 DELEGATED**

**1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			09.05.2014
Block Plan			09.05.2014
Existing & Proposed Ground & First Floors	SIS 0063		09.05.2014

**BRUNSWICK AND ADELAIDE**

**BH2013/02536**

**Rock Clinic 8 Western Street Brighton**

Rebuilding of rear first floor extension, replacement of first floor flat roof with additional overhang and replacement railings. (Retrospective).

**Applicant:** Ms Melanie Withers

**Officer:** Jason Hawkes 292153

**Approved on 08/08/14 COMMITTEE**

**1) UNI**

Access to the flat roof over the ground floor extension to the rear and the first floor rear roof terrace shall be used for maintenance or emergency purposes only and the flat roof and terrace shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan			25th July 2013
Existing First and Second Floor Plan	11A		6th March 2014
Proposed Ground and First Floor Plan	13C		6th March 2014
Existing Elevations	14		6th March 2014
Proposed Elevations	15		6th March 2014

**BH2014/00969**

**146 Church Road Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2013/00566.

**Applicant:** Mr F Qassar

**Officer:** Helen Hobbs 293335

**Approved on 22/08/14 DELEGATED**

**BH2014/01182**

**Flat 2 22 Palmeira Square Hove**

Formation of roof terrace over existing flat roof to rear, installation of new door to access roof terrace and associated works.

**Applicant:** Mr L Fisher

**Officer:** Liz Arnold 291709

**Approved on 11/08/14 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 work shall take place until a sample of the render, to be used in the external finish of the works hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**3) UNI**

Notwithstanding condition no. 3, the render shall not include bell moulds, eternal metal beads or stops or expansion joints.

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

**4) UNI**

No works shall take place until full details of the proposed new access door including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and 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.*

**BH2014/01183**

**Flat 2 22 Palmeira Square Hove**

Formation of roof terrace over existing flat roof to rear, installation of new door to access roof terrace and associated works.

**Applicant:** Mr L Fisher

**Officer:** Liz Arnold 291709

**Approved on 11/08/14 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 terrace hereby approved shall not be brought into use until the obscured balustrading has been installed. The obscured balustrading screen shall thereafter be permanently retained as such.

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

## **3) UNI**

No work shall take place until a sample of the render, to be used in the external finish of the works hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 & HE6 of the Brighton & Hove Local Plan.*

## **4) UNI**

Notwithstanding condition no. 4, the render shall not include bell moulds, eternal metal beads or stops or expansion joints.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 & HE6 of the Brighton & Hove Local Plan.*

## **5) UNI**

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

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

Plan Type	Reference	Version	Date Received
OS Site Location Plan	KS9081_01	Rev. A	11th April 2014
Existing Plan & Overall Elevations	KS9081_02	Rev. B	11th April 2014
Proposed Plan & Overall Elevations	KS9081_03	Rev. D	24th Jun 2014
Existing Elevation AA	KS9081_04	Rev. A	11th April 2014
Existing Elevation B	KS9081_05	-	11th April 2014
Proposed Elevation AA	KS9081_06	Rev. C	24th June 2014
Proposed Elevations B&C	KS9081_07	Rev. B	24th June 2014

## **6) UNI**

No works shall take place until full details of the proposed new access door including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and 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, HE1 & HE6 of the Brighton & Hove Local Plan.*

## **BH2014/01303**

### **31 Adelaide Crescent Hove**

Replacement of existing external fire escape to the rear.

**Applicant:** Mr Ben Tait

**Officer:** Emily Stanbridge 292359

**Approved on 19/08/14 DELEGATED**

### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of

Report from: 07/08/2014 to: 27/08/2014

three years from the date of this permission.

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

## **2) UNI**

Any existing fixings into masonry which are not to be re-used for the replacement fire escape must be removed in their entirety from the structure and the masonry made good to match the existing.

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

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

Plan Type	Reference	Version	Date Received
Location Plan			01.05.2014
Existing elevations	A.01	A	27.05.2014
Existing elevations	A.01	A	27.05.2014
Existing floor plate detail	A.03	A	27.05.2014
Proposed elevations	P.01	A	27.05.2014
Proposed drawings	P.02	A	27.05.2014

## **4) UNI**

No development shall take place until full details including 1:5 scale details of the proposed fixings of the fire escape 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.*

### **BH2014/01491**

#### **17-19 Holland Mews Hove**

Application for Approval of Details Reserved by Condition 7, 8, 10, 12 and 13 of application BH2013/03253.

**Applicant:** Brighton Mews Developments Limited

**Officer:** Jason Hawkes 292153

#### **Split Decision on 07/08/14 DELEGATED**

### **1) UNI**

The details pursuant to conditions 8, 10, 12 & 13 and subject to full compliance with the submitted details.

### **1) UNI**

The details pursuant to condition 7 are NOT APPROVED for the reason set out below:

1. Insufficient information has been submitted in respect of land contamination in order to comply with the requirements of condition 7 of application BH2013/03253. The scheme is therefore contrary to policy SU11 of the Brighton & Hove Local Plan.

### **BH2014/01553**

#### **7 Brunswick Street West Hove**

Application for approval of details reserved by conditions 4, 5, 7, 8, 9, 10 and 11 of application BH2012/00762 (Approved on Appeal).

**Applicant:** Mr R Rigg  
**Officer:** Adrian Smith 290478  
**Refused on 22/08/14 DELEGATED**

**1) UNI**

No information has been submitted to satisfy conditions 5, 7iii, 8, 9 & 10.

**2) UNI2**

The details submitted in respect of condition 7i are inconsistent and inaccurate and do not directly correlate with the doors as installed. The details submitted in respect of condition 7ii are inconsistent, detailing folding doors on the floor plans and swing doors in the elevations. The use of swing doors that would likely remain open during the day would obscuring windows and doors adjacent and infringing on highway safety.

**BH2014/01969**

**Front Basement Flat 27 Brunswick Terrace Hove**

Internal alterations to layout. (Retrospective)

**Applicant:** Katie Francis  
**Officer:** Christine Dadswell 292205

**Approved on 19/08/14 DELEGATED**

**BH2014/02099**

**Flat 4 21 Palmeira Square Hove**

Internal alterations to layout of flat (retrospective).

**Applicant:** James Grant  
**Officer:** Jason Hawkes 292153

**Approved on 19/08/14 DELEGATED**

**BH2014/02144**

**Enterprise House 83A-85 Western Road Hove**

Application for approval of details reserved by condition 2 (i) of application BH2014/00844.

**Applicant:** Rentmoor Ltd  
**Officer:** Christopher Wright 292097

**Approved on 22/08/14 DELEGATED**

**CENTRAL HOVE**

**BH2014/00981**

**Lower Ground Floor Garden Flat 81 St Aubyns Hove**

Construction of lower ground floor rear extension. (Retrospective)

**Applicant:** Mr H Yeganeh-Toussi  
**Officer:** Liz Arnold 291709

**Approved on 22/08/14 DELEGATED**

**1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	27th March 2014
Existing & Proposed	03/1403592	-	27th May 2014
Pre-Existing Elevations	04/1403592	-	13th August 2014
Existing Elevations	05/1403592	-	13th August 2014

**BH2014/01841****142 Church Road Hove**

Applications for approval of details reserved by condition 3 of application BH2010/00268 (Appeal decision APP/Q1445/A/10/2131396).

**Applicant:** Peermark Ltd

**Officer:** Jason Hawkes 292153

**Approved on 15/08/14 DELEGATED**

**BH2014/02201****Flat 1 22 Wilbury Grove Hove**

Installation of rooflight to rear elevation.

**Applicant:** Dr Susan Board

**Officer:** Lorenzo Pandolfi 292337

**Approved on 26/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan			08/07/2014
Section through Plan			01/07/2014
Existing Roof Plan			11/07/2014
Proposed Roof Plan			11/07/2014
Existing Rear Elevation			11/07/2014
Proposed Rear Elevation			11/07/2014
Existing roof, top/2nd floor space plan			11/07/2014
Existing 2nd/top floor plan			11/07/2014

**BH2014/02203****210 Church Road Hove**

Prior Approval for change of use from offices (B1) to residential (C3) to form 1no residential unit to top two floors.

**Applicant:** Mr Essam Barakat

**Officer:** Christine Dadswell 292205

**Prior Approval is required and is approved on 26/08/14 DELEGATED**

**GOLDSMID****BH2014/00953****23 Wolstonbury Road Hove**

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

**Applicant:** Paul Lewis

**Officer:** Jonathan Puplett 292525

**Approved on 27/08/14 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**

Unless otherwise agreed in writing by the Local Planning Authority, the Local Planning Authority shall be notified in writing of the intended start date for the hereby approved works a minimum of three weeks prior to the development commencing.

*Reason: To ensure the adequate protection of an adjoining Elm on Old Shoreham Road, which forms part of the City's National Elm Collection, in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

## **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN AND BLOCK PLAN	140501		02/05/2014
TILE SPECIFICATION			24/04/2014

### **BH2014/01178**

#### **4-6 Montefiore Road Hove**

Demolition of existing workshop and garage and erection of 1no three bed dwelling.

**Applicant:** Mr Richard Hunnisett

**Officer:** Helen Hobbs 293335

**Refused on 15/08/14 DELEGATED**

## **1) UNI**

The proposal, by virtue of its footprint, scale, massing, design and detailing, would appear a cramped overdevelopment of the site and would create an awkward and poor relationship with the adjoining building. The proposal would relate poorly to the pattern and form of surrounding development, appearing incongruous in this location and failing to emphasise and enhance the positive qualities of the local neighbourhood. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

## **2) UNI2**

The application site adjoins 4-6 Montefiore Road which benefits from planning permission for a residential conversion (refs: BH2013/00831 and BH2013/03331). The proposed development, by reason of its siting, height and design, would lead to overlooking and a loss of privacy for future occupiers of the approved development(s) and would appear overbearing from adjoining amenity space. The proposal would therefore be detrimental to neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

## **3) UNI3**

The private amenity space is not considered to be useable or appropriate to the scale and nature of the proposed development and would fail to meet the likely needs of future occupants. The proposal is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

### **BH2014/01490**

## 42 Newtown Road Hove

Alterations to rear flat roof to form roof terrace with railings.

**Applicant:** Susan Kelly

**Officer:** Emily Stanbridge 292359

**Approved on 13/08/14 DELEGATED**

### 1) BH01.01

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

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

### 2) UNI

The hereby approved roof terrace shall not be brought into use until solid screening, to the western boundary of the site, has been erected in accordance with drawing no. PBP0132/01. The screen shall be retained as such thereafter.

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

### 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	PBP0132/02		18.06.2014
Block plan	PBP0132/03		18.06.2014
Roof terrace	PBP0132/01		07.05.2014

## **BH2014/01591**

### **Flat 8 Wilbury Lodge 42 Wilbury Road Hove**

Replacement of existing crittall windows and balcony door with UPVC double glazed windows and door.

**Applicant:** Mr Parviz Behdad

**Officer:** Tom Mannings 292322

**Approved on 20/08/14 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			26th June 2014
Order Acknowledgement			14th May 2014
Schematics			14th May 2014
Technical Data			14th May 2014

## **BH2014/01596**

**Flat 3 21 Lansdowne Road Hove**

Installation of rooflights to front elevation and formation of dormer and balcony with glass balustrading with replacement of window with doors to east elevation.

**Applicant:** Mrs D Bundy  
**Officer:** Robert Hermitage 290480

**Refused on 07/08/14 DELEGATED**

**1) UNI**

The proposed development would result in harm to neighbouring amenity by reason of loss of privacy and overlook to Flats 1 and 4 of the subject building. As such, the proposed would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed balcony is considered incongruous and inappropriate, and of poor design resulting in harm to the appearance of the host building which would appear top heavy and thus would be contrary to policy QD14 of the Brighton & Hove Local Plan and SPD 12.

**BH2014/01736**

**45 Cromwell Road Hove**

Installation of wood pellet heat generation boiler and fuel storage hopper to side elevation.

**Applicant:** The Montessori Place  
**Officer:** Christine Dadswell 292205

**Refused on 18/08/14 DELEGATED**

**1) UNI**

Insufficient information has been provided in respect of the impact of the proposed development on the existing boundary wall and the detailed design of the proposed development. In the absence of this information it cannot be demonstrated that the proposal would not have an adverse effect on the appearance and character of the property or the setting of the Willet Estate Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

Notwithstanding the above reason for refusal it is considered that the proposal would form a bulky and incongruous addition to the building and be detrimental to the setting of the Willet Estate Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2014/01803**

**Ground Floor Flat 59 Cromwell Road Hove**

Replacement of existing timber windows with UPVc windows.

**Applicant:** Susan & Michael Berkshire  
**Officer:** Robin Hodgetts 292366

**Approved on 27/08/14 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			10/06/14
Manufacturers diagrams			10/06/14

**BH2014/01957**

**Flat 5 33 Cromwell Road Hove**

Internal alterations to layout of flat.

**Applicant:** Ms Charlotte Clarke

**Officer:** Lorenzo Pandolfi 292337

**Approved on 21/08/14 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

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

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

**3) UNI**

Notwithstanding previously submitted drawings, prior to its installation, the detailed design including materials and finishes of the mechanical extract vent/flue shall be submitted to and approved in writing by the Local Planning Authority. The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

**BH2014/01986**

**Flat 5 11 Cromwell Road Hove**

Internal alterations to layout of flat. (Retrospective)

**Applicant:** Jennifer Rance

**Officer:** Helen Hobbs 293335

**Approved on 13/08/14 DELEGATED**

**BH2014/01995**

**34 York Avenue Hove**

Conversion of existing dwelling into 1no two bed flat and 1no four bed maisonette.

**Applicant:** Mr Craig Warnock

**Officer:** Andrew Huntley 292321

**Approved on 26/08/14 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 new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards as far as is 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.*

**3) UNI**

The development hereby permitted shall not be commenced until details of sustainability measures to reduce the energy and water consumption of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation and thereafter be retained as such.

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

**4) 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.*

**5) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	YA. 01		16.07.2014
Site Plan	YA. 03		19.06.2014
Existing Floor Plans	YA. 04		19.06.2014
Proposed Floor Plans	YA. 05		19.06.2014

**6) 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.*

**BH2014/02052**

**Flat 1 23 Davigdor Road Hove**

Replacement UPVC double glazed sash windows to front, side and rear.

**Applicant:** Ms Amanda Davies

**Officer:** Lorenzo Pandolfi 292337

**Refused on 26/08/14 DELEGATED**

**1) UNI**

The proposed development would have a detrimental impact on the uniformity of the front elevation windows' pattern, to the harm of the building and the wider street scene and as such would be contrary to policy QD14 of the Brighton &

Hove Local Plan and SPD12.

**BH2014/02093**

**25 Denmark Villas Hove**

Erection of conservatory to rear to replace existing.

**Applicant:** Mrs Jean Gwilliam

**Officer:** Joanne Doyle 292198

**Approved on 27/08/14 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 brick base and the southern elevation (in its entirety) of the hereby approved conservatory shall be constructed from brickwork to match in material, colour, style, bonding and texture those of the existing building..

*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			20 Jun 2014
Block Plan			20 Jun 2014
Existing Plan			02 Jul 2014
Proposed Plan			02 Jul 2014

**BH2014/02113**

**48 Highdown Road Hove**

Prior approval for change of use at ground floor level from offices (B1) to residential (C3) to form 1no two bed flat.

**Applicant:** Pavleti Properties Ltd

**Officer:** Christopher Wright 292097

**Prior Approval is required and is approved on 20/08/14 DELEGATED**

**BH2014/02118**

**Kings Gate 111 The Drive Hove**

Application for Approval of Details Reserved by Conditions 6 and 8 of application BH2014/00075

**Applicant:** Anstone Properties Ltd

**Officer:** Christopher Wright 292097

**Approved on 15/08/14 DELEGATED**

**HANGLETON & KNOLL**

**BH2014/01139**

**West Blatchington Primary School Hangleton Way Hove**

Replacement of existing UPVC windows with double glazed aluminium door and UPVC windows.

**Applicant:** Brighton & Hove City Council

**Officer:** Andrew Huntley 292321

**Approved on 20/08/14 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	100	A	09.04.2014
Existing & Proposed Elevations	101	A	09.04.2014

**BH2014/01545**

**101 Hardwick Road Hove**

Replacement of rear window with UPVC French doors.

**Applicant:** Ms Hannah Rose

**Officer:** Lorenzo Pandolfi 292337

**Approved on 19/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan			16/06/2014
Existing Elevation & Plan	HR-AR-01		19/06/2014
Proposed Elevation & Plan	HR-AR-02		19/06/2014

**BH2014/02104**

**21 Westway Gardens Portslade**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs J Eyett

**Officer:** Lorenzo Pandolfi 292337

**Approved on 18/08/14 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 Plan			23/06/2014
Site Plan			23/06/2014
Existing Plan, Elevations and Section			23/06/2014
Proposed Plan, Elevations and Sections			23/06/2014

**BH2014/02298**

**3 Midhurst Walk Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.7m, and for which the height of the eaves would be 2.7m.

**Applicant:** Godet Fikrry

**Officer:** Christine Dadswell 292205

**Prior approval not required on 12/08/14 DELEGATED**

**NORTH PORTSLADE**

**BH2014/01907**

**85 Mile Oak Road Brighton**

Application for Approval of Details Reserved by Condition 13 of application BH2013/00380

**Applicant:** Downsview Development Ltd

**Officer:** Paul Earp 292454

**Split Decision on 07/08/14 DELEGATED**

**1) UNI**

The details pursuant to parts 1a, b and c of condition 13 subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to part 2a, b and c of condition 13 are NOT APPROVED the reason set out below:

1. The Phase III Site Investigation Report (by Leap Environmental Ltd) outlines the requirements to verify that the remediation works have been completed. Evidence that the actions have been undertaken is required so that they can be included in the verification report. Parts 2a, b and c of condition 13 cannot be discharged until the evidence had been received.

**BH2014/01923**

### **39 Graham Avenue Portslade**

Certificate of lawfulness for existing loft conversion incorporating side dormers and associated roof alterations.

**Applicant:** Dean Weller

**Officer:** Benazir Kachchhi 294495

**Refused on 13/08/14 DELEGATED**

### **BH2014/02178**

#### **Rowan House Rowan Close Portslade**

Application for Approval of Details Reserved by condition 8 of application BH2012/04084.

**Applicant:** Mr C Benson

**Officer:** Adrian Smith 290478

**Approved on 20/08/14 DELEGATED**

### **SOUTH PORTSLADE**

### **BH2014/00264**

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

Application for Approval of Details Reserved by Conditions 20, 23 and 30 of application BH2013/00208.

**Applicant:** Taylor Wimpey South West Thames

**Officer:** Jason Hawkes 292153

**Approved on 13/08/14 DELEGATED**

### **BH2014/01068**

#### **Unit 3 Greenfields Freemans Road Portslade**

Certificate of lawfulness for proposed inclusion of MOT motorcycle testing facility (B2) on site.

**Applicant:** K C Motorcycles

**Officer:** Helen Hobbs 293335

**Refused on 15/08/14 DELEGATED**

### **BH2014/01447**

#### **Victoria House Vale Road Portslade**

External alterations incorporating rear/side extension, rooflights, rear dormer and associated works following prior approval application BH2014/00066 for change of use from offices (B1) to residential (C3) to form 1 no. two bed flat and 3 no. one bed flats.

**Applicant:** Mrs Susan Cope

**Officer:** Christopher Wright 292097

**Approved on 18/08/14 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
Ground Floor - Existing	24116/01A		6 May 2014
First Floor - Existing	24116/02A		6 May 2014
Side Elevations - Existing	24116/03A		6 May 2014
Side Elevations - Existing Vale Road	24116/04B		6 May 2014
Ground Floor Proposed	24116/05B		20 May 2014
First Floor - Floor Proposed	24116/06C		20 May 2014
Second Floor - Proposed Layout	24116/07D		4 Aug 2014
Side Elevations - Proposed	24116/08C		31 Jul 2014
Side Elevations - Proposed Vale Road Elevation	24116/09C		6 May 2014
Site Plan & Block Plan	24116/10		6 May 2014
Loft - Existing	24116/13		6 May 2014

### **BH2014/01702**

#### **53 Victoria Road Portslade**

Replacement of existing timber fence with metal mesh panel fence and relocation of gates.

**Applicant:** Euro Self Drive Ltd

**Officer:** Robert Hermitage 290480

**Approved on 15/08/14 DELEGATED**

#### **1) BH01.01AA**

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

#### **2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	22nd May 2014
Block Plan	-	-	22nd May 2014
Existing Floor Plan	-	-	20th June 2014
Proposed Floor Plan	-	-	20th June 2014
Existing Elevation	-	-	20th June 2014
Proposed Elevation	-	-	20th June 2014

### **BH2014/01935**

#### **9 - 10 Carlton Terrace Portslade**

Roof conversion to create 1no bedsit dwelling incorporating front and rear dormers.

**Applicant:** Mr Vince Petrarca

**Officer:** Jason Hawkes 292153

**Approved on 18/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan			18th June 2014
Block Plan			18th June 2014
Existing and Proposed Plans and Elevations	01		18th June 2014
Location Plan			18th June 2014

**5) UNI**

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

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

**BH2014/02208**

**7 Benfield Crescent Portslade**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.4m, for which the maximum height would be 2.7m, and for which the height of the eaves would be 2.5m.

**Applicant:** Miss Kathleen Touw

**Officer:** Lorenzo Pandolfi 292337

**Prior Approval is required and is refused on 07/08/14 DELEGATED**

### 1) UNI

The proposed rear extension, by reason of its height, mass and depth would result in a significantly overbearing impact, an unacceptable sense of enclosure and a loss of light to the adjoining properties, no. 5 and no. 9 Benfield Crescent.

## HOVE PARK

### BH2013/04293

#### **Flamingo 4 Hill Brow Hove**

Demolition of existing dwelling and erection of 3no five bedroom houses with associated parking and landscaping.

**Applicant:** Sigma Homes Limited

**Officer:** Liz Arnold 291709

#### **Approved on 08/08/14 COMMITTEE**

### 1) UNI

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

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

### 2) UNI

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

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

### 3) UNI

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

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

### 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 Plans	1213/13/P/01	Rev. C	25th June 2014
Site Layout Plan Context Elevations	1213/13/P/02	Rev. F	25th June 2014
Proposed Floor Plans, Elevations & Sections [Plot 1]	1213/13/P/03	Rev. C	22nd May 2014
Proposed Floor Plans, Elevations & Sections [Plot 2]	1213/13/P/04	Rev. C	22nd May 2014
Proposed Floor Plans, Elevations & Sections [Plot 3]	1213/13/P/05	Rev. C	18th July 2014
Site Sections 1 and 2	1213/13/P/06	Rev. B	25th June 2014
Site Sections 3 and 4	1213/13/P/07	Rev. A	22nd May 2014
Existing Floor Plans, Elevations	1213/13/P/08	-	22nd May 2014
Content Elevations	1213/13/P/09	Rev. D	22nd May 2014
Site Sections 5 and 6	1213/13/P/10	-	25th June 2014

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

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

### **6) UNI**

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.*

### **7) UNI**

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

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

### **8) UNI**

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

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

### **9) UNI**

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

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

### **10) UNI**

The first floor window in the east elevation, of House 3 hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

### **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**

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.*

#### **13) 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 dwellings are 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.*

#### **14) UNI**

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

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

#### **15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **16) UNI**

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

*Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the*

*Brighton & Hove Local Plan.*

**17) UNI**

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, including night scented species, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme and replacement trees.

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

**18) UNI**

No development shall take place until 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.*

**19) UNI**

No development shall commence until details showing the type, number, location and timescale for implementation of the compensatory bat boxes/bricks has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

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

**20) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the recommendations set out in Section 5 of the Nocturnal Emergence and Dawn Re-Entry Bat Surveys, received on the 25th June 2014, shall be implemented in strict accordance with the approved details.

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

**21) UNI**

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

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

**22) 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.*

**23) UNI**

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossovers located to the west of proposed cross-over 2 on Hill Brow and to the south of proposed cross-over 1 on Hill Drive, back to a footway by raising the existing kerb and footway.

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

**BH2014/01440**

**Goldstone Retail Park Newtown Road Hove**

Application for variation of condition 2 of application BH2013/03841 (Application for variation of conditions of application BH2013/02445) to allow for alterations to the approved development.

**Applicant:** Scottish Widows Investment Partnership Unit Trust

**Officer:** Liz Arnold 291709

**Approved on 14/08/14 DELEGATED**

**1) UNI**

The development hereby permitted shall be commenced before 26/09/2016.

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

**2) UNI**

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 15 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

*Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan.*

**3) UNI**

The hereby unit, as indicated on drawing no. 782-BUILD-N-04 Rev B received 15th May 2014, shall only be used within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) unless prior planning permission is obtained from the Local Planning Authority.

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the amenities of the area, protecting the vitality and viability of existing shopping centres, and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.*

**4) UNI**

No intoxicating liquor shall be sold or supplied within the unit hereby approved except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any alcohol sales shall be ancillary to the approved use.

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

**5) UNI**

The premises shall not be open for customer trading except between the hours of 08:00 to 23:00 Monday to Saturdays; and 09:00 to 22:00 on Sundays and Bank

Holidays.

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

**6) UNI**

Deliveries of goods to and collection of goods / refuse from the site shall not take place other than between the hours of 08:00 and 18:00 on Mondays to Saturdays. There shall be no such deliveries or collections on Sundays or Public Holidays.

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

**7) UNI**

All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

**8) UNI**

The external finishes of the approved development shall be in accordance with the materials approved under application BH2014/01413.

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

**9) UNI**

The use of the building shall not commence until the 3 disabled parking spaces have been marked out in accordance with the details approved under application BH2014/01760 and thereafter the parking spaces shall be retained and not used other than for the parking of vehicles.

*Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR7 and TR18 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 (SPGBH4 - Parking Standards).*

**10) UNI**

No development shall commence until the fences for the protection of trees to be retained have been erected in accordance with the details submitted and approved in respect of application BH2014/02235. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**11) UNI**

Within three months of the commencement of development a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM assessment within overall 'Good' and that a minimum of 9 credits to be scored in BREEAM Energy Category ENE1 (as Proposed) for all non-residential development has been achieved shall be 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**

The odour control measures shall be implemented in strict accordance with the details approved under application BH2014/01760 prior to occupation of the

development and shall thereafter be retained as such.

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

**13) UNI**

The sound insulation measures shall be implemented in strict accordance with the details approved under application BH2014/01760 prior to the occupation of the development and shall thereafter be retained as such.

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

**14) UNI**

The external lighting associated with the development hereby approved shall be installed in accordance with the external lighting details approved under application BH2014/01773 and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

**15) UNI**

The development hereby permitted shall be carried out in full accordance with the details set out in the Written Scheme of Archaeological Investigation approved under application BH2014/01758.

*Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan.*

**16) UNI**

Within three Months of occupation a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of overall 'Good and that a minimum of 9 credits to be scored in BREEAM Energy Category ENE1 (as Proposed) has been achieved shall be submitted to, and approved in writing by, the Local Planning Authority.

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

**17) UNI**

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

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

**18) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	02880035/1	-	2nd May 2014
Proposed Site Plan	782-N02	Rev. B	22nd July 2014

Proposed Ground Floor General Arrangement Plan	782-BUILD-N-04	Rev. B	15th May 2014
Proposed Elevations	782-BUILD-N-06	Rev. D	15th May 2014
Schematic Typical Cross Section A-A	782-BUILD-N-07	Rev. B	15th May 2014

**BH2014/01672**

**24 Elrington Road Hove**

Demolition of existing house and erection of two storey house with associated landscaping.

**Applicant:** Dr Richard Inwood

**Officer:** Sonia Gillam 292265

**Approved on 08/08/14 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			21/05/2014
Existing site plan		B	21/05/2014
Proposed site plan		P	24/06/2014
Existing elevations		B	21/05/2014
Street scene		P	24/06/2014
Proposed elevations	0002	M	21/05/2014
Proposed floor plans	0002	M	21/05/2014

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

*Reason: To safeguard the privacy of the occupiers of the adjoining property and*

to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

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

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

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

**9) UNI**

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

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

**10) 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.*

**11) 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.*

### **12) 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.*

### **13) UNI**

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

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

## **BH2014/01760**

### **Goldstone Retail Park Newtown Road Hove**

Application for approval of details reserved by conditions 9, 12 and 13 of application BH2013/03841.

**Applicant:** Scottish Widows Investment Partnership

**Officer:** Liz Arnold 291709

**Approved on 12/08/14 DELEGATED**

## **BH2014/01812**

### **23 Hill Brow Hove**

Removal of existing roof terrace to rear at first floor level, alterations to fenestration, roof tiles, external walls and front boundary wall.

**Applicant:** Jesse Holgate

**Officer:** Emily Stanbridge 292359

**Approved on 13/08/14 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 second floor window in the eastern elevation of the development hereby permitted shall be obscure glazed and, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening and thereafter permanently retained as such.

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

### **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location and block plans	001		02.06.2014
Existing plans	002		02.06.2014
Existing elevations and sections	003		02.06.2014
Existing elevations and sections	004		02.06.2014
Proposed plans	005		02.06.2014
Proposed elevations and sections	006		02.06.2014
Proposed elevations and sections	007		02.06.2014

**BH2014/01825**

**Flat 2 279 Dyke Road Hove**

Replacement of existing crittal windows and UPVC doors with UPVC windows and doors. Replacement of existing bay window with french doors to rear.

**Applicant:** Oliver Round-Turner

**Officer:** Benazir Kachchhi 294495

**Refused on 26/08/14 DELEGATED**

**1) UNI**

The proposed development, by reason of its material, appearance and design, would result in the unbalance of the symmetrical rear elevation and would not relate sympathetically to the existing character of the building and as such would be contrary to Policy QD14 of the Brighton & Hove Local Plan.

**BH2014/01924**

**46 Elizabeth Avenue Hove**

Erection of single storey rear and side extension.

**Applicant:** Shaun Manley

**Officer:** Joanne Doyle 292198

**Refused on 13/08/14 DELEGATED**

**1) UNI**

The proposal, by reason of its size and resulting bulk, would create an overly dominant footprint which would not appear subservient to the existing dwellinghouse. The extension would appear poorly designed and detailed in relation to the existing building and wider surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to guidance within Supplementary Planning Document 12 (SPD12): Design Guide for Extensions and Alterations.

**BH2014/01926**

**54 Hove Park Road Hove**

Erection of single storey front/side extension.

**Applicant:** Mr Paddenburg

**Officer:** Jessica Hartley 292175

**Refused on 12/08/14 DELEGATED**

**1) UNI**

The proposed extension by virtue of its form and projection forward of the original building line, would represent an incongruous addition, which would erode the legibility of the original house and result in a cluttered and overextended front

elevation. As such, the development would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD) 12: Design Guide for Extensions and Alterations.

**BH2014/01984**

**Hove Park Bowls Pavilion Old Shoreham Road Hove**

Installation of artificial grass pitch.

**Applicant:** Hove Park Fitness

**Officer:** Jason Hawkes 292153

**Approved on 20/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan			24th June 2014
Block plan			12th June 2014

**BH2014/02031**

**1a Leighton Road Hove**

Installation of double gates in north boundary.

**Applicant:** Mr A Prout

**Officer:** Robert Hermitage 290480

**Approved on 18/08/14 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 and Block Plan	01A	-	20th June 2014
Existing and Proposed Elevations	05B	-	20th June 2014

**BH2014/02110**

**42 Hove Park Road Hove**

Application for Approval of Details Reserved by Conditions 5, 7, 8, 9 and 10 of application BH2011/01919

**Applicant:** Dominic Boon

**Officer:** Andrew Huntley 292321

**Approved on 18/08/14 DELEGATED**

## **WESTBOURNE**

### **BH2014/01209**

#### **119 Portland Road Hove**

Erection of 1no two bedroom house (C3) with alterations to side elevation of existing building.

**Applicant:** Mr D & Mrs R Lumba

**Officer:** Jason Hawkes 292153

#### **Refused on 08/08/14 COMMITTEE**

##### **1) UNI**

The proposed dwelling, by virtue of its design, scale and siting, would relate poorly to the adjacent properties and to the host property and would stand out in the street scene as an incongruous and unsympathetic addition. The proposed dwelling is therefore considered an overdevelopment of the site and would look out of character with the existing residential development in the area. For this reason the development is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood

##### **2) UNI2**

The scheme proposes relocating existing plant to the side elevation of the property fronting Rutland Road and the removal of one of the rear first floor windows. This alteration would significantly detract from the appearance of the host property and would stand out in the street scene as an unsympathetic alteration. The scheme is therefore considered contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

##### **3) UNI3**

Due to the position and bulk of the proposed dwelling, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to the residents of 117A Portland Road. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

##### **4) UNI4**

The scheme does not include a suitably sized outside private amenity area which would be appropriate for a family sized dwelling. The scheme is therefore considered contrary to policy HO5 of the Brighton & Hove Local Plan.

##### **5) UNI5**

The ground floor kitchen and lounge area would have limited outlook and light with one window facing north. The scheme is deemed to result in an inappropriate standard of accommodation and is contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

### **BH2014/01544**

#### **Land rear of 122 Portland Road Hove**

Erection of a light industrial and office unit (B1) accessed from Rutland Gardens and new boundary wall.

**Applicant:** Robert Driver

**Officer:** Liz Arnold 291709

#### **Approved on 12/08/14 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**

Unless otherwise agreed in writing the external finishes of the development hereby approved shall be of corrugated fibre-cement roof sheet, colour terracotta, and Classic Cream Smooth Masonry paint.

*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 (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent similar re-enactment, the employment premises hereby granted permission shall be used for Class B1 (business) use and no other use without the prior written consent of the Local Planning Authority to whom a planning application must be made.

*Reason: For the avoidance of doubt and to enable the Local Planning Authority to control the future use of the premises, having regard to the location of the premises in an otherwise predominantly residential area, and to retain an adequate level of employment on the site, in compliance with policy QD27 of the Brighton & Hove Local Plan and CP3 of Brighton & Hove Submission City Plan Part One.*

## **4) UNI**

The development hereby approved shall not be occupied until the boundary treatment to the Rutland Gardens frontage has been completed in accordance with drawing no. 1070/03 Rev B. The boundary treatment shall be retained as such thereafter.

*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.*

## **5) UNI**

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification/Method Statement for foundation design has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

*Reason: To ensure the adequate protection of the trees which are to be retained within the vicinity of 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.*

## **6) UNI**

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement for protection of the on-street Elm has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

*Reason: To ensure the adequate protection of the trees which are to be retained within the vicinity of the site, in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

## **7) UNI**

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

retained for use at all times.

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

**8) UNI**

The development hereby approved 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.*

**9) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	1070/01	-	12th May 2014
Block Plan	1070/02	Rev. B	23rd June 2014
Site/Floor Plan & Elevations, Street Context Elevation	1070/03	Rev. B	24th June 2014
Block Plan (Existing)	1070/04	-	21st May 2014

**10) 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.*

**BH2014/01917**

**32 Pembroke Crescent Hove**

Replacement of existing sliding doors with aluminium bi-fold doors to rear elevation.

**Applicant:** Mr Michael May

**Officer:** Benazir Kachchhi 294495

**Approved on 13/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
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Site Plan			18/06/2014
Existing sliding door view from garden.			09/06/2014
Door details			09/06/2014

**BH2014/01996**

**Flat 17 Blenheim Court 17 New Church Road Hove**

Replacement of existing windows and balcony doors with UPVC windows and balcony doors.

**Applicant:** Mr Kenneth Haslam

**Officer:** Robert Hermitage 290480

**Approved on 22/08/14 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
Costing Report	-	-	13th June 2013
Block Plan	-	-	13th June 2013
Site Plan	-	-	13th June 2013
Window Sites	-	-	13th June 2013
Window Detailing	-	-	13th June 2013

**BH2014/02056**

**21 Pembroke Avenue Hove**

Replacement of rear timber doors with bifold powder coated aluminium doors.

**Applicant:** Mrs C White

**Officer:** Lorenzo Pandolfi 292337

**Approved on 20/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	A.001		23/06/2014
Proposed Plans and Elevations	D.001		23/06/2014

**BH2014/02180**

**154A Portland Road Hove**

Creation of raised decking to rear.

**Applicant:** Jacquee Davey

**Officer:** Benazir Kachchhi 294495

**Refused on 26/08/14 DELEGATED**

**1) UNI**

The proposed raised decking, by reason of its siting, scale and design, would have an unduly dominant appearance that would not relate sympathetically to the existing layout or character of the surrounding area. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood and is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Alterations and Extensions

**BH2014/02361**

**99A Portland Road Hove**

Installation of metal staircase and replacement of existing timber sash window with door to rear at first floor level.

**Applicant:** Mr Graham Howard

**Officer:** Joanne Doyle 292198

**Approved on 19/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Location & Block Plan & Floor Plans & Elevation & Section	1161-PA-001		15 Jul 2014
Proposed Location & Block Plan & Floor Plans & Elevation & Section	1161-PA-010	B	15 Jul 2014

**WISH**

**BH2014/01081**

**Stretton Hall 353 Portland Road Hove**

Demolition of existing building and erection of a four storey building to facilitate (D2) use at ground floor and 9 no. two bedroom flats (C3) at first, second and third floor levels. (Amended Plans)

**Applicant:** Gainsborough House UK Ltd

**Officer:** Liz Arnold 291709

**Approved after Section 106 signed on 07/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

### **3) UNI**

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

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

### **4) UNI**

The hard 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**

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

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

### **6) UNI**

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

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

### **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

### **8) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM

assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **9) UNI**

No development shall commence until a scheme for the soundproofing of the floors between the commercial ground floor and upper residential units has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first 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.*

#### **10) UNI**

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

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

#### **11) UNI**

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**

No development or other operations shall commence on site in connection with the development hereby approved until a detailed tree pruning specification has been submitted to and approved in writing by the Local Planning Authority. All tree pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

*Reason: To protect the neighbouring trees, which is to be retained adjacent to 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.*

#### **13) UNI**

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority for the protection of the on-street Hazel tree located immediately to the

south of the site on Portland Road.

*Reason: To protect the neighbouring tree, which is to be retained adjacent to 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**

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

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

**15) UNI**

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

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

**16) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very has been submitted to, and approved in writing by, the Local Planning Authority.

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

**17) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location plan, Block Plan as Proposed	1419-P-101	P1	4th April 2014
Ground Floor as Existing	1419-P-102	P1	4th April 2014
Elevations as Existing	1419-P-103	P1	4th April 2014
Roof Plan as Proposed	1419-P-104	P1	14th April 2014
Ground Floor as Proposed	1419-P-105	P3	27th May 2014
First, Second and Third Floor Plan	1419-P-106	P2	27th May 2014
Section as Proposed	1419-P-107	P2	27th May 2014

Elevations as Proposed	1419-P-108	P2	27th May 2014
Elevations as Proposed	1419-P-109	P2	27th May 2014
Elevations as Proposed	1419-P-110	P2	27th May 2014

**BH2014/01650**

**22a Lennox Road Hove**

Installation of rear dormer with juliet balcony and rooflight to front elevation.

**Applicant:** R Johnson

**Officer:** Joanne Doyle 292198

**Refused on 13/08/14 DELEGATED**

**1) UNI**

The proposed dormer would by reason of its size, bulk, design and excessive cladding 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.

**BH2014/01880**

**13 Park Avenue Hove**

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

**Applicant:** Mr Stephen Amos

**Officer:** Christine Dadswell 292205

**Approved on 13/08/14 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 Plan			09 JUNE 2014
Block Plan	L	A	03 JULY 2014
Existing Elevation West	A		09 JUNE 2014
Existing Elevation East	B		09 JUNE 2014
Existing Elevation North	C		09 JUNE 2014
Existing Ground Floor Plan	D		09 JUNE 2014
Existing First Floor Plan	E		09 JUNE 2014
Proposed Elevation West	F		09 JUNE 2014
Proposed Elevation East	G		09 JUNE 2014
Proposed Elevation North	H		09 JUNE 2014
Proposed Ground Floor Plan	I		09 JUNE 2014

Proposed First Floor Plan	J	09 JUNE 2014
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**BH2014/01894**

**33 Woodhouse Road Hove**

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

**Applicant:** Ms D Tallon

**Officer:** Lorenzo Pandolfi 292337

**Refused on 14/08/14 DELEGATED**

**1) UNI**

The proposed development is not considered to be appropriately designed, detailed and sited in relation to the recipient dwelling and would, as a result, detract from the character of the building and have a harmful visual impact on the wider scene. As such it would be contrary to Policies QD14 and SPD12 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development would result in neighbouring properties suffering from overshadowing and loss of light and thus it would be contrary QD27 and SPD12 of the Brighton & Hove Local Plan.

**BH2014/01933**

**31 Woodhouse Road Hove**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, front rooflights, rear dormer and associated alterations.

**Applicant:** Miss L Williamson

**Officer:** Robert Hermitage 290480

**Approved on 15/08/14 DELEGATED**

**BH2014/01949**

**53-55 Boundary Road Hove**

Loft conversion to accommodate 2no self contained flats incorporating increased ridge height, dormer windows to south and east elevations, rooflights to flat roof and associated works.

**Applicant:** Legal Link Ltd

**Officer:** Christopher Wright 292097

**Refused on 13/08/14 DELEGATED**

**1) UNI**

The proposed alterations and addition to the roof, including the step in the ridge height and the bulky extension of the roof to the rear, east elevation, which would have a vertical face, would, by reason of the design and siting, disrupt the roofline of the building and would dominate the rear elevation of the building, significantly altering the form and shape of the roof and giving it a cluttered appearance, detrimental to both the character of the recipient building, the roofscape, and the visual amenity of the area. As such the proposal is contrary to policies QD2, QD3, QD14 and HO4 of the Brighton & Hove Local Plan.

**BH2014/02006**

**5 Mornington Crescent Hove**

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

**Applicant:** Mr L Foster

**Officer:** Benazir Kachchhi 294495

**Approved on 19/08/14 DELEGATED**

**BH2014/02129**

**47b Jesmond Road Hove**

Replacement of rear external stairs incorporating revised fenestration.

**Applicant:** Helen Drummond  
**Officer:** Christine Dadswell 292205

**Approved on 21/08/14 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans and Elevations with Location and Block Plan			26 June 2014
Proposed Floor Plans and Elevations with Location and Block Plan		A	25 July 2014

**BH2014/02148**

**5 Brittany Road Hove**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, creation of rear dormer and insertion of front rooflight.

**Applicant:** Robin Herbert & Emma Vickers

**Officer:** Tom Mannings 292322

**Approved on 13/08/14 DELEGATED**

**BH2014/02223**

**160 New Church Road Hove**

Erection of a single storey extension and associated alterations to fenestration to existing detached garage. (Part Retrospective)

**Applicant:** Mrs M Emmanuel

**Officer:** Allison Palmer 290493

**Approved on 26/08/14 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 outbuilding hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall at no time be occupied as a separate unit of accommodation or for commercial or business use.

*Reason: To enable the Local Planning Authority to retain control over subdivision of the site and in order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	ADC667/LP		03/07/2014
Block Plan	ADC667/BP		03/07/2014
Existing	ADC667/02		03/07/2014
Proposed	ADC667/03		03/07/2014

### **BH2014/02247**

#### **9 Boundary Road Hove**

Prior approval for change of use from retail (A1) to 2no bedroom dwelling (C3) at ground floor level.

**Applicant:** Lindsay Kirby

**Officer:** Lorenzo Pandolfi 292337

**Prior Approval is required and is approved on 22/08/14 DELEGATED**

### **Withdrawn Applications**