

PLANS LIST 8th OCTOBER 2014**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED
BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE
DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER
DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION****PATCHAM****BH2013/03104****Land South of Sussex Police Building 14 Crowhurst Road Brighton**

Application for approval of details reserved by condition 5, 7, 10, 11, 14 and 16 of application BH2011/03804.

Applicant: Capital (Hair & Beauty) Ltd

Officer: Adrian Smith 290478

Split Decision on 16/09/14 DELEGATED**1) UNI**

APPROVE the details pursuant to conditions 5 and 11 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 7, 10, 14 and 16 are NOT APPROVED.

2) UNI2

1. The proposed lighting scheme submitted in respect of condition 10 would have a detrimental impact on ecology around the site.

3) UNI3

The nature conservation scheme submitted in respect of condition 14 fails to include the requisite number of bird and bat boxes to enhance the nature conservation interest of the site.

4) UNI4

3. The landscaping scheme submitted in respect of condition 16 fails to detail the size and planting method for the trees.

BH2014/01257**18 Overhill Gardens Brighton**

Erection of first floor extension to front above existing garage.

Applicant: Mr George Kypreos

Officer: Joanne Doyle 292198

Refused on 10/09/14 DELEGATED**1) UNI**

The proposed first floor front extension, by virtue of its unsympathetic design would result in an over dominant addition that would unbalance the semi detached pair of properties and disrupt the continuity of the properties in the nearby vicinity. The proposal is therefore contrary to QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/01570**25 Woodland Way Brighton**

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

roof lantern and raised decking with steel and glazed balustrade.

Applicant: Mr & Mrs Jordan

Officer: Chris Swain 292178

Approved on 29/08/14 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 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.

3) UNI

The external decked area hereby permitted shall not be brought into use until the privacy screening indicated on the approved drawing WW/02B has been installed in its entirety. The screening shall be retained as such thereafter.

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

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, section and elevations	WW/01		13 May 2014
Proposed plans, section and elevations	WW/02	B	13 May 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 policy QD14 of the Brighton & Hove Local Plan.

BH2014/02061

71 Westfield Crescent Brighton

Roof extension incorporating side and rear dormer and front rooflight.

Applicant: Mark Rayfield

Officer: Robert Hermitage 290480

Refused on 11/09/14 DELEGATED

1) UNI

The proposed dormer extensions by reason of their excessive size, cladding, and positioning on the roofslope in relation to fenestration below would represent incongruous additions to the roof slopes that fails to represent the character and appearance of the host property. Moreover, the dormer proposed on the side roof slope would unbalance the pair of semi-detached properties. The proposed

development is therefore contrary to policies QD14 of the Brighton & Hove Local Plan and SPD12 Extensions and Alterations

BH2014/02158

35 Rotherfield Crescent Brighton

Erection of raised rear patio with balustrading and access steps to garden.

Applicant: Barry Bates

Officer: Christine Dadswell 292205

Refused on 16/09/14 DELEGATED

1) UNI

The proposed decking by reason of its excessive scale, depth and height would not only result in an unneighbourly addition by reason of increased overlooking and loss of privacy but would also have a detrimental impact on the character and appearance of the host property. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the guidance contained in SPD12 Design Guide for Extensions and Alterations.

BH2014/02188

32a Warmdene Road Brighton

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

Applicant: Mr Terry Topping

Officer: Christine Dadswell 292205

Approved on 28/08/14 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 and Block Plan			04 July 2014
Existing and Proposed Plans, Sections and Elevations	01	C	11 Aug 2014

BH2014/02207

29 Stoneleigh Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extensions, formation of rear dormer and insertion of 4no rooflights to front.

Applicant: Mr Adrian Elkin

Officer: Roselle Goacher 292265

Refused on 09/09/14 DELEGATED

BH2014/02259**64 Lyminster Avenue Brighton**

Creation of terrace above existing garage and enlargement of existing porch to front.

Applicant: Mr A Symons

Officer: Robert Hermitage 290480

Approved on 03/09/14 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	-	-	8th July 2014
Block Plan	-	-	11th July 2014
Existing and Proposed Plans	-	-	15th July 2014

BH2014/02339**16 Old Farm Road Brighton**

Erection of single storey side extension.

Applicant: L Taylor

Officer: Mark Thomas 292336

Refused on 08/09/14 DELEGATED

1) UNI

The proposed extension, by virtue of its height, scale, bulk, projection, positioning and form, would have a significantly detrimental impact on the character and appearance of the recipient property. The property would appear overextended and disjointed due to the extensions poor relationship to the main house. For these reasons, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: 'Design guide for extensions and alterations'.

BH2014/02342**17 Ladies Mile 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 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.7m.

Applicant: Mr Simon Swadling

Officer: Jessica Hartley 292175

Prior approval not required on 01/09/14 DELEGATED

BH2014/02408**22 Church Hill Brighton**

Erection of single storey rear extension and alterations to fenestration.

Applicant: Ms Laura Sachse**Officer:** Lorenzo Pandolfi 292337**Refused on 10/09/14 DELEGATED****1) UNI**

The proposed extension would result in the addition of a poorly detailed and unbalancing element to the rear elevation, to the harm of the Listed Building and the surrounding Patcham Conservation Area. As such the proposal would be contrary to policies HE1, HE6 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2014/02411**52 Mayfield Crescent Brighton**

Erection of single storey rear extension.

Applicant: Mr & Mrs Westwood**Officer:** Tom Mannings 292322**Approved on 04/09/14 DELEGATED****1) BH01.01**

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans, section and elevations	1001/01		18/07/14
Proposed Plans, Section and Elevations	1001/02		18/07/14

BH2014/02432**12 Plainfields 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 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.55m.

Applicant: Mr K H Tahsin**Officer:** Robert Hermitage 290480**Prior Approval is required and is refused on 29/08/14 DELEGATED**

BH2014/02455**86 Midhurst Rise Brighton**

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Bryan Nobbs**Officer:** Robert Hermitage 290480**Approved on 04/09/14 DELEGATED****BH2014/02507****Asda Superstore 1 Crowhurst Road Brighton**

Erection of new entrance canopy to replace existing.

Applicant: Asda Stores Ltd**Officer:** Andrew Huntley 292321**Approved on 11/09/14 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	PL-01		25.07.2014
Existing Site Plan	PL-02		25.07.2014
Proposed Site Plan	PL-03	A	04.08.2014
Existing & Proposed Layout	PL-04	A	04.08.2014
Existing Elevations	PL-05	A	05.08.2014
Proposed Elevations	PL-06	A	05.08.2014

BH2014/02646**3 Old Farm 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 5.25m, for which the maximum height would be 3.25m and for which the height of the eaves would be 3m.

Applicant: Mr & Mrs David Whittle**Officer:** Robert Hermitage 290480**Prior approval not required on 02/09/14 DELEGATED****BH2014/02729****22 Glenfalls Avenue Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Kevin Laundon**Officer:** Tom Mannings 292322**Approved on 04/09/14 DELEGATED****BH2014/02751****31 Stoneleigh Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the original house by 5.9m, for which the maximum height would be 2.8, and for which the height of the eaves would be 2.8m.

Applicant: Mr A Gill

Officer: Benazir Kachchhi 294495
Prior approval not required on 17/09/14 DELEGATED

PRESTON PARK

BH2014/01312

101B Preston Drove Brighton

Retention of existing satellite dish to flat roof. (Retrospective)

Applicant: Antony Benedict

Officer: Allison Palmer 290493

Refused on 29/08/14 DELEGATED

1) UNI

It is considered the siting of the satellite dish on the single storey flat roof has a detrimental impact on the appearance and character of the area, contrary to policies QD22, QD27 and HE6 of the Brighton & Hove Local Plan 2005.

BH2014/01661

First Floor Flat, 59 Beaconsfield Villas Brighton

Replacement of single glazed timber windows at first floor level with double glazed timber windows.

Applicant: Alison Henry Trust

Officer: Jessica Hartley 292175

Approved on 03/09/14 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			21/05/2014
Block Plan			21/05/2014
Window Details			15/07/2014
Window Specifications			15/07/2014

3) UNI

The dimensions of the glazing bars and mouldings of the new windows hereby permitted shall match exactly those of the existing building.

Reason: For the avoidance of doubt; to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

BH2014/01759

140A Springfield Road Brighton

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

Applicant: Mr Graham Miles

Officer: Robin Hodgetts 292366

Approved on 01/09/14 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			28/05/14
Manufacturers details			28/05/14
Section			28/05/14

BH2014/01776

157-159 Preston Road Brighton

Application for Approval of Details Reserved by Conditions 3, 5, 7, 9, 10 and 11 of application BH2012/01844.

Applicant: Cross Stone Securities Ltd

Officer: Adrian Smith 290478

Split Decision on 01/09/14 DELEGATED

1) UNI

The details of the disabled bays as required by condition 11 fail to meet the required standard as 1.2m clear zones are not detailed to either side of each bay as well as to the rear. Further, the submitted site layout plan includes a substantial reorganisation of parking spaces and amenity spaces that does not correspond with the approved drawings under BH2012/01844. As such, as the submitted plans substantially differ from those approved and fail to provide the appropriate level of detail, this condition cannot be agreed.

2) UNI2

No samples or details of materials have been submitted to satisfy condition 9.

BH2014/01856

247-249 & Land Adjacent to 251 Ditchling Road Brighton

Application for Approval of Details Reserved by Condition 22 of application BH2011/03487.

Applicant: David Cook

Officer: Wayne Nee 292132

Approved on 09/09/14 DELEGATED

BH2014/02039

Ground Floor Flat 20 Chester Terrace Brighton

Replacement of rear existing timber framed windows with UPVC double glazed windows and replacement of timber cladding with render. (Retrospective)

Applicant: Jane Moodey

Officer: Roselle Goacher 292265

Approved on 03/09/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan & Location Plan	13-128/Loc		20/06/2014
Pre-Existing Plans and Elevations	14-128-01		20/06/2014
Existing Plans and Elevations	14-128-02		20/06/2014
Pre-Existing and Existing windows/door details	14-128-03		11/07/2014

BH2014/02096

74 Hythe Road Brighton

Installation of rooflight to rear.

Applicant: Jeremy Beales

Officer: Roselle Goacher 292265

Approved on 04/09/14 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	ESX221749		23/06/2014
As Existing	No. 1	A	23/07/2014
As Proposed	No.1	A	21/07/2014
2. Proposal	2A & 2B		23/06/2014

BH2014/02200

Flats 1A & 1B 2 Lancaster Road Brighton

Relocation of existing bathroom window at No 1A from side to rear to facilitate erection of single storey extension to No. 1B.

Applicant: Paul & Gill Jones

Officer: Chris Swain 292178

Approved on 01/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans, elevations and site plan and proposed block plan			1 July 2014
Proposed plans and elevations			1 July 2014

BH2014/02255

80 Sandgate Road Brighton

Erection of rear extension at first floor level.

Applicant: Dr Rosemary Baker

Officer: Jessica Hartley 292175

Approved on 04/09/14 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	068 L-01		08/07/2014
Block Plan	068 L-02		08/07/2014
Existing Drawings	068 L-03		08/07/2014
Proposed Drawings	068 L-04		08/07/2014

BH2014/02270

146 Waldegrave Road Brighton

Creation of dormer to rear and installation of rooflight to front.

Applicant: Mr Rhys Pritchard

Officer: Jessica Hartley 292175

Approved on 02/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes

with concealed trickle vents and shall be retained as such thereafter.

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

4) UNI

The new dormer sash window in the rear elevation of the development hereby permitted shall be obscure glazed and non-opening to the lower half, and thereafter permanently retained as such.

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

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	02/14/146WR L-001		08/07/2014
Block Plan	02/14/146WR L-002		08/07/2014
Existing Drawings	02/14/146WR L-003		08/07/2014
Proposed Drawings	02/14/146WR L-004		08/07/2014

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.

BH2014/02283

22 Ashford Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormer to rear and 2no rooflights to front. Replacement of existing rear door with double doors.

Applicant: Mr & Mrs Carter

Officer: Robert Hermitage 290480

Approved on 03/09/14 DELEGATED

BH2014/02302

Flat 26 Preston Mansions Preston Park Avenue Brighton

Creation of a guarded roof terrace on existing flat roof.

Applicant: Mr Mike Wilson

Officer: Joanne Doyle 292198

Approved on 04/09/14 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 details contained in the Design and Access Statement, only timber decking shall be used in the construction of the terrace and shall be retained as such thereafter.

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.

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 & Block Plan			10 Jul 2014
Existing & Proposed Floor Plans			10 Jul 2014
Existing & Proposed Elevations			10 Jul 2014

BH2014/02365

42 Chester Terrace Brighton

Erection of single storey rear infill extension.

Applicant: Ms Clare Morrison

Officer: Robert Hermitage 290480

Approved on 10/09/14 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	P01a	A	18th July 2014
Location Plan	E01a	A	18th July 2014
Existing Floor Plans	E02	-	15th July 2014
Proposed Floor Plans	P02a	A	4th September 2014
Existing Elevations	E03a	A	4th September 2014
Proposed Elevations	P03	-	15th July 2014

BH2014/02426

28 Prestonville Road Brighton

Erection of single storey rear extension and revised fenestration.

Applicant: Andrew Winczez

Officer: Joanne Doyle 292198

Approved on 16/09/14 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 & Block Plan	220.100		21 Jul 2014
Existing Floor Plan & Section	220.01		21 Jul 2014
Existing Elevations	220.02		21 Jul 2014
Proposed Floor Plan & Section	220.03.b		21 Jul 2014
Proposed Elevations	220.04.b		21 Jul 2014

BH2014/02444

39 Southdown Avenue Brighton

Roof alterations incorporating dormer to rear and rooflight to side.

Applicant: Mr Alan Bowry

Officer: Tom Mannings 292322

Approved on 04/09/14 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 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing Plans	39/01		22/07/14
As Existing Elevations and Sections	39/02		22/07/14
Proposed Floor Plans	39/03		22/07/14
Proposed Sections and Elevations	39/04		22/07/14

BH2014/02501

8 Beacon Close Brighton

Certificate of lawfulness for proposed demolition of existing conservatory and erection of single storey rear extension. Loft conversion incorporating hip to gable roof extension to the rear, installation of side dormer and 6no rooflights.

Applicant: Jamie Longford

Officer: Jessica Hartley 292175

Approved on 03/09/14 DELEGATED

BH2014/02988

160 Dyke Road Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2012/03534.

Applicant: Rogan Investments Ltd

Officer: Sue Dubberley 293817

Approved on 17/09/14 DELEGATED

REGENCY

BH2014/00747

5 Clifton Hill Brighton

Application for Approval of Details Reserved by Condition 7 of application BH2013/03278.

Applicant: Streamline Taxis

Officer: Christopher Wright 292097

Approved on 28/08/14 DELEGATED

BH2014/01224

11-14 Cavendish Place Brighton

Replacement and refurbishment of front and rear sash and casement windows, removal of third floor fire refuge balconies and installation of rear extract fans. Repair and refurbishment works including to front balcony and railings, roof and rendering.

Applicant: Southern Housing Group

Officer: Helen Hobbs 293335

Refused on 02/09/14 DELEGATED

1) UNI

Insufficient information has been submitted to justify the proposed development, which would significantly harm the remaining historic fabric of the building. In addition, the proposals have failed to achieve heritage gains such as better revealing the historic plan form, removing existing harmful alterations, and re-introducing original features which would outweigh and justify the identified harm. Therefore, the proposal fails to preserve, enhance and better reveal the historic and aesthetic significance of the listed building. These details are fundamental to the proposals, and in their absence the proposal is contrary to policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan, Supplementary Planning Guidance 11 and 13 and Supplementary Planning Document 09.

BH2014/01225

11-14 Cavendish Place Brighton

Replacement and refurbishment of front and rear sash and casement windows, removal of third floor fire refuge balconies and installation of rear extract fans. Internal alterations to flats 3 and 4 of block 13 including layout changes and structural works. Internal and external repair and refurbishment works including to front balcony and railings, roof and rendering.

Applicant: Southern Housing Group

Officer: Helen Hobbs 293335

Refused on 02/09/14 DELEGATED

1) UNI

Insufficient information has been submitted to justify the proposed development, which would significantly harm the remaining historic fabric of the building. In addition, the proposals have failed to achieve heritage gains such as better revealing the historic plan form, removing existing harmful alterations, and re-introducing original features which would outweigh and justify the identified harm. Therefore, the proposal fails to preserve, enhance and better reveal the historic and aesthetic significance of the listed building. These details are fundamental to the proposals, and in their absence the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan, Supplementary Planning Guidance 11 and 13 and Supplementary Planning Document 09.

BH2014/01603

37 Western Road & 39 Clarence Square Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6, 7 and 8 of application BH2013/03617.

Applicant: Hoskins Ltd

Officer: Jason Hawkes 292153

Approved on 03/09/14 DELEGATED

BH2014/01656

61 Montpelier Road Brighton

Removal of existing external fire escape to rear.

Applicant: Juliet Smith

Officer: Christine Dadswell 292205

Approved on 10/09/14 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 railings shall be painted black within one month of their installation and shall be retained as such thereafter.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Elevations with Location and Block Plan	1185-PA-001		04 September 2014
Existing Section	1185-PA-002		04 September

			2014
Existing Site Photographs	1185-PA-003		04 September 2014
Proposed Section	1185-PA-011	B	04 September 2014
Proposed Elevations with Location and Block Plan	1185-PA-010	B	04 September 2014
Proposed Railing Detail	1185	D	04 September 2014

BH2014/01663

61 Montpelier Road Brighton

Removal of existing external fire escape to rear.

Applicant: Juliet Smith

Officer: Christine Dadswell 292205

Approved on 12/09/14 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

The hereby approved railings shall be painted black within one month of their installation and shall be retained as such thereafter.

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

BH2014/01739

123 - 124 Western Road Brighton

Alterations to shopfront to front and side elevations including installation of new fascia panel, new windows and entrance doors and associated works (Part Retrospective).

Applicant: Mr Amir Khan

Officer: Jason Hawkes 292153

Approved on 03/09/14 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			28th May 2014
Block Plan	164/01		28th May 2014
Plan Existing at Doors	0164-50	A	9th June 2014
Existing at Temple Street	0164-51	A	9th June 2014
Existing at Western Road	0164-52	A	9th June 2014
Plan Proposed at New Doors	0164-53	A	9th June 2014
Proposed at Temple Street	0164-54	A	9th June 2014

Proposed at Western Street	0164-55	A	9th June 2014
Section and Details	0164-56	A	9th June 2014

BH2014/01870

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Application for approval of details reserved by condition 34 of application BH2010/03379.

Applicant: Taylor Wimpey South West Thames

Officer: Helen Hobbs 293335

Approved on 09/09/14 DELEGATED

BH2014/02063

19 Oriental Place Brighton

Conversion of existing hotel (C1) to form 5no studio flats, 3no one bedroom flats and 1no two bedroom flat (C3) with associated alterations including extension at second and third floor levels.

Applicant: Steph Harding

Officer: Liz Arnold 291709

Refused on 04/09/14 DELEGATED

1) UNI

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

2) UNI2

The proposed conversion of the property into nine residential units of 5 studio flats, 3 one bed flats and 1 two bedroom flat would be an over-intensive use of the site and would provide a poor size and mix of units. Furthermore the bedrooms of the basement flat would have inadequate natural light, ventilation and outlook. The proposal would provide a cramped and unsatisfactory standard of residential accommodation, which would fail to meet the likely needs of future occupiers. The proposal is thereby contrary to policies HO3, QD27 and SU2 of the Brighton & Hove Local Plan.

BH2014/02064

19 Oriental Place Brighton

Conversion of existing hotel (C1) to form 5no studio flats, 3no one bedroom flats and 1no two bedroom flat (C3) with associated internal alterations to layout and external alterations including extension at second and third floor levels.

Applicant: Steph Harding

Officer: Liz Arnold 291709

Refused on 04/09/14 DELEGATED

1) UNI

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

Architectural Features.

2) UNI2

The proposed conversion of the internal spaces to form 9 self-contained residential units would result in the loss of original plan form and loss of original historic features of the building. The proposal is thereby contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2014/02097

70 Montpelier Road Brighton

Alterations to North boundary wall including installation of coping stones.

Applicant: Millmead Properties Ltd

Officer: Joanne Doyle 292198

Approved on 16/09/14 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	13/32/1		23 Jun 2014
Existing & Proposed Drawing	13/32		01 Sept 2014

3) UNI

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

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

BH2014/02098

70 Montpelier Road Brighton

Alterations to North boundary wall including installation of coping stones.

Applicant: Millmead Properties Ltd

Officer: Joanne Doyle 292198

Approved on 16/09/14 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.

BH2014/02146

Unit 31 Churchill Square Brighton

Display of internally illuminated fascia and panel signs and non - illuminated vinyl sign.

Applicant: Twinmar Ltd

Officer: Christopher Wright 292097

Approved on 05/09/14 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.

8) UNI

The maximum levels of luminance for the internally illuminated fascia and panel signs hereby permitted shall not exceed 600 Candelas per square metre.

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

BH2014/02147

Unit 31 Churchill Square Brighton

Removal of high level rail.

Applicant: Twinmar Ltd

Officer: Christopher Wright 292097

Approved on 04/09/14 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 - Site Location	E100		27 Jun 2014
Shopfront Proposal	A210.1		27 Jun 2014
Shopfront Existing and Enabling	E110.1		27 Jun 2014

BH2014/02177

1 Market Street Brighton

Installation of fascia signs, information signs, menu box and hanging sign.

Applicant: Heineken Ltd

Officer: Sonia Gillam 292265

Approved on 01/09/14 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.

BH2014/02210

26 Spring Street Brighton

Application for variation of condition 3 of application BN88/1963/F (Change of use from shop to A3 food and drink.) to allow opening on Sundays and Bank Holidays between 1200 - 1700 and allow use of the garden by customers between 1200 - 1700 Monday to Saturday.

Applicant: Talk of Tea

Officer: Christopher Wright 292097

Approved on 11/09/14 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
Plan Type	Reference	Version	Date Received
Location Plan			8 Jul 2014
Proposed Table Plan (rear garden)			8 Jul 2014

2) UNI

The premises shall be used only for the sale and consumption of tea, coffee, similar snacks and non-alcoholic beverages, and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

3) UNI

The rear garden shall only be used by customers between the hours of 12.00 and 17.00 Mondays to Saturdays and at no other times.

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

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 18.00 Mondays to Saturdays, and between the hours of 12.00 and 17.00 Sundays and Bank or Public Holidays.

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

BH2014/02253

Flats 3 & 4 7 Montpelier Terrace Brighton

Internal alterations to form two first floor self contained flats.

Applicant: Mr Lawrence

Officer: Jason Hawkes 292153

Refused on 01/09/14 DELEGATED

1) UNI

The proposal results in an inappropriate layout for the two flats with irregular shaped rooms. The scheme also results in the removal of original walls and intensifies the use of the first floor through further division of rooms. The scheme is therefore deemed to detract from the plan form and the historic character of the listed building and is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

BH2014/02264

106 - 121 Kings Road Brighton

Display of internally illuminated fascia signs and non illuminated hand painted sign.

Applicant: The Coal Shed Restaurant Limited

Officer: Jessica Hartley 292175

Approved on 03/09/14 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.

BH2014/02265

106 - 121 Kings Road Brighton

Installation of new shop front with associated alterations including new side entrance and retractable awnings.

Applicant: The Coal Shed Restaurant Limited

Officer: Jessica Hartley 292175

Approved on 03/09/14 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 Shopfront Plan and Elevations	L14 3024 09-01		08/07/2014
Proposed Shopfront Plan, Elevations and Details	L14 3024 09-02		08/07/2014

BH2014/02317

86 Western Road Brighton

Application for approval of details reserved by conditions 2, 3 and 8 of application BH2013/03404.

Applicant: Creams London Ltd

Officer: Liz Arnold 291709

Approved on 17/09/14 DELEGATED

BH2014/02410

5 Vernon Terrace Brighton

Replacement of existing entrance tiles with black and white tiles and installation of sandstone tiles to front garden.

Applicant: 5 Vernon Terrace (Brighton) Ltd

Officer: Christine Dadswell 292205

Approved on 10/09/14 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 submitted details no works shall take place until details of an alternative waterproof membrane have been submitted to and approved in writing by the Local Planning Authority. The works shall take place in strict accordance with the agreed details and be maintained as such thereafter.

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

3) UNI

Notwithstanding the submitted details no works shall take place until details of the sandstone tiles have been submitted to and approved in writing by the Local Planning Authority. The details shall provide that the sandstone tiles are cut straight with a smooth surface and laid with tight joints. The works shall take place in strict accordance with the agreed details and be maintained as such thereafter.

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

4) UNI

Notwithstanding the submitted plans no works shall take place until details of the replacement entrance tiles have been submitted to and approved in writing by the Local Planning Authority. The details shall include the pattern, border and step nosing detail and shall match exactly the entrance to no. 3 Vernon Terrace. The works shall take place in strict accordance with the agreed details and be

maintained as such thereafter.

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

BH2014/02415

36 Montpelier Road Brighton

Application for Approval of Details Reserved by Conditions 8 and 9 of application BH2014/00579.

Applicant: Paxform Properties

Officer: Liz Arnold 291709

Approved on 05/09/14 DELEGATED

BH2014/02416

82 North Street Brighton

Display of non - illuminated shroud to scaffolding for a temporary period of 6 months.

Applicant: Metro Bank Plc

Officer: Jason Hawkes 292153

Refused on 02/09/14 DELEGATED

1) UNI

Having regard to the scale, design and prominence of the proposed sign, the scheme is deemed inappropriate in terms of its visual impact and would stand out on this prominent location as an overbearing and inappropriate addition out of character with the surrounding area. The proposal is therefore deemed contrary to policy QD12 and to the guidance outlined in the SPD regarding shroud signs.

BH2014/02437

52-53 Western Road Brighton

Application for approval of details reserved by conditions 5, 6, 7, 8, 9, 11 and 14 of application BH2013/03835.

Applicant: Abbeydale Group

Officer: Jason Hawkes 292153

Approved on 17/09/14 DELEGATED

BH2014/02511

20 Marlborough Street Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr P Bowler

Officer: Tom Mannings 292322

Split Decision on 09/09/14 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed rear rooflights:-

1. The proposed rear rooflights would be permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for the rear extension for the following reason:-

1. The single-storey rear extension would not be permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the total area of ground covered by buildings within the curtilage of the dwellinghouse would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) (a), and, the enlarged part of the dwellinghouse would be within 2 metres of the

boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres (g).

ST. PETER'S & NORTH LAINE

BH2013/03102

41 Providence Place Brighton

Erection of three storey, 3no bedroom house. (Retrospective)

Applicant: Samuel Tannenbaum

Officer: Adrian Smith 290478

Approved on 28/08/14 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	P115PC/FPR/01	-	11/09/2013
Block plan	P115PC/FPR/02	-	06/09/2013
Pre-existing floor plans and elevations	P115PC/FPR/03	-	06/09/2013
Existing floor plans and elevations	P115PC/FPR/05	-	06/09/2013
Proposed floor plans and elevations	P115PC/FPR/06	-	06/09/2013
Existing and proposed contextual elevations	P115PC/FPR/04	-	06/09/2013

2) UNI

Within three months of the date of this permission all alterations to the building, including the painting of the building, as detailed on drawing no.P115PC/FPR/06 received on 06 September 2013 shall be completed and thereafter retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan.

3) UNI

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

Within three months of the date of this permission a scheme shall be submitted to the Local Planning Authority for approval in writing 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 residents of the development will not qualify for a resident parking permit and the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse under classes A, B, C & E of Schedule 2 Part 1 the Order 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

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this permission details of how the development has met the energy and water performance measures within Level 3 of the Code for Sustainable Homes shall be submitted to the Local Planning Authority for approval in writing. The details shall be submitted using a registered Code Assessor.

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

7) UNI

Within three months of the date of this permission the vehicular crossover located in front of the existing garage doors shall be re-constructed as a footway in accordance with the Council's approved 'Manual for Estate Roads'.

Reason: To protect the safety of users of the highway and to comply with policy TR7 of the Brighton & Hove Local Plan.

8) UNI

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

BH2014/00612

67 Upper Lewes Road Brighton

Change of use from a 5 bedroom small house in Multiple Occupation (C4) to a 7 bedroom house in Multiple Occupation (Sui Generis) with associated alterations including erection of a single storey rear extension and a loft conversion incorporating rear dormers and front rooflights.

Applicant: Y Rana

Officer: Andrew Huntley 292321

Refused on 29/08/14 DELEGATED

1) UNI

The proposed change of use to provide 7 bedrooms as a Sui Generis House in Multiple Occupation would, as a result of over-subdivision of the attic rooms, lack of head height and therefore useable space, create a cramped form of accommodation which would fail to provide an acceptable standard of accommodation. Therefore the proposal would be detrimental to the residential amenity of future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear dormers and front rooflights would result in a cluttered, bulky and dominant appearance, which would be detrimental to the character and appearance of the host building and the surrounding Old Hove Conservation Area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

BH2014/01003

Top Flat 49 Warleigh Road Brighton

Insertion of 2no rooflights to front and 2no dormer windows to rear.

Applicant: Mr Ivan Jones

Officer: Jonathan Puplett 292525

Refused on 29/08/14 DELEGATED

1) UNI

The siting, form and detailing of the proposed rear dormers and the proposed size and siting of the proposed front rooflights would relate poorly to the existing building, and wider terrace row, and would fail to emphasise or enhance the positive qualities of the local neighbourhood. The rear dormers are therefore considered contrary to Local Plan policy QD14 and design guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01363

Devonian Court Park Crescent Place Brighton

Erection of additional storey to facilitate creation of 3no two bedroom flats (C3).

Applicant: Witnesham Ventures

Officer: Andrew Huntley 292321

Refused on 03/09/14 DELEGATED

1) UNI

The proposed roof addition, by reason of its height and bulk, would appear unduly dominant and would cause harm to the established character of the street scene and surrounding area. The design, detailing and roof form would fail to relate to the fenestration below and would create a 'top heavy' bulky appearance to the building. Overall, the design would fail to provide a suitable standard of design and appearance for new development, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan. The proposal therefore fails to enhance the positive qualities of the neighbourhood and represents a poorly designed development, out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the streetscene. This harm is therefore considered to outweigh the benefit provided by the additional residential units. As such, the proposal would be contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The application has failed to demonstrate that the proposal would not cause detrimental levels of overlooking and the perception of overlooking into the existing properties on Trinity Street and Crescent Terrace. This harm is therefore considered to outweigh the benefit provided by the additional residential units. Therefore, the proposal would cause significant harm to neighbouring amenity and thus would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01690

93 Lewes Road Brighton

Change of use to part of ground floor from retail (A1) to dental surgery (D1).

Applicant: The Centre For Dentistry

Officer: Sue Dubberley 293817

Approved on 28/08/14 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	No number		22/05/14
Existing ground floor	0048G01-ASP		22/05/14
Proposed layout plan	DH190514		22/05/14

BH2014/01890

105 London Road Brighton

Certificate of lawfulness for proposed use of ground floor as retail (A1) and first, second and third floors as a single residential dwelling (C3).

Applicant: Maker Properties

Officer: Wayne Nee 292132

Approved on 29/08/14 DELEGATED

BH2014/01913

11 Buckingham Place Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2013/03826.

Applicant: Ms Kefi Chadwick

Officer: Andrew Huntley 292321

Approved on 08/09/14 DELEGATED

BH2014/01965

9 London Road Brighton

Change of use from bank (A2) to restaurant (A3) and take away (A5) at ground floor level and 2no. one bedroom and 1no. two bedroom flats (C3) at first and second floor levels with associated alterations including installation of extract duct, new front entrance and new windows to rear elevation.

Applicant: Essy Sharanizadeh & Santander

Officer: Sonia Gillam 292265

Approved on 17/09/14 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 ground floor commercial use hereby permitted shall not be operational except between the hours of 07:00 and 22:00 on Mondays to Sundays, including Bank or Public Holidays.

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

3) UNI

The easternmost window to the bedroom of the rear first floor flat in the northern

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. 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

Access to the flat roof areas of the building (other than the second floor balcony area shown on the plans) 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

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.

6) UNI

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

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

7) UNI

No intoxicating liquor shall be sold or supplied within the A3/ A5 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 bar area shall be ancillary to the approved A3 restaurant 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.

8) UNI

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

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

9) UNI

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

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

10) UNI

Notwithstanding the submitted plans 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 be commenced until details of sustainability measures in relation to the ground floor commercial unit have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

12) UNI

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

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

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	01		17/06/2014
Block plan	Loc		17/06/2014
Proposed first floor plan showing position of noise assessment equipment			21/08/2014
Proposed elevation and plan of ventilation system			01/08/2014
Existing floor plans	01		17/06/2014
Proposed floor plans	02	C	21/08/2014
Existing elevations	03		17/06/2014
Proposed elevations	04	C	21/08/2014

14) UNI

No development shall commence until a scheme for the soundproofing of the floors and walls between the ground and first floor uses hereby permitted 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.

BH2014/02020

94-103 London Road Brighton

Application for Approval of Details Reserved by Condition 30 of application BH2014/01127.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved on 28/08/14 DELEGATED

BH2014/02079

23 West Hill Street Brighton

Replacement of UPVC windows with timber sash windows to front elevation.

Applicant: Mr Lee Manifold

Officer: Jessica Hartley 292175

Approved on 01/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			08/07/2014
Windows Proposed to be Changed			23/06/2014
Proposed Frame			23/06/2014
Frame Details			08/07/2014

BH2014/02106

23 Surrey Street Brighton

Insertion of rear dormer.

Applicant: Mr Alex Kordek

Officer: Roselle Goacher 292265

Approved on 09/09/14 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 tiles on the hereby approved dormer shall match in material, colour, style and texture those of the existing roof.

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

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

Plan Type	Reference	Version	Date Received
Proposed Loft Conversion		A	31/07/2014

BH2014/02166

31-33 Bath Street Brighton

Erection of boundary wall along boundary between 31 - 33 Bath Street and 19 - 25 Compton Avenue. (Part retrospective)

Applicant: Natterjack Construction

Officer: Allison Palmer 290493

Approved on 11/09/14 DELEGATED

1) UNI

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

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

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
Design and access statement			01/07/14
Biodiversity checklist			01/07/14
Site waste minimisation statement			01/07/14
Site location			01/07/14
Block plan			09/07/14
Structural survey			01/07/14
Structural details temp works	12584/10	H	17/07/14
Structural details new wall proposed	12584/11	B	17/07/14
Proposed structural details wall elevation	12584/12	B	17/07/14

BH2014/02219

Downs Filling Station 134 Ditchling Road Brighton

Display of internally illuminated fascia signs.

Applicant: Studio One Design & Production Services Ltd

Officer: Chris Swain 292178

Approved on 02/09/14 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.

BH2014/02222

9 St Peters Place Brighton

Internal alterations to layout of house.

Applicant: Andre Mattar

Officer: Benazir Kachchhi 294495

Approved on 03/09/14 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 existing original door on the second floor landing shall be retained in accordance with the approved '1:20 Proposed Floor Plan' received 3 February 2014.

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

3) UNI

The new doors, architraves and skirtings hereby approved shall match the existing on the second floor in all respects and shall be and maintained as such thereafter.

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

BH2014/02225

67A Upper Gloucester Road Brighton

Installation of external staircase with balustrade to provide means of escape from upper floors with associated works.

Applicant: Mrs Alison Cornelius

Officer: Andrew Huntley 292321

Approved on 03/09/14 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 full details of the new railings including 1:20 scale elevational drawings and 1:1 scale sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

3) UNI

The new door, staircase and the flat roof over the existing extension shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

The opening within the parapet wall hereby permitted shall be made good and painted in a colour to match the existing 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.

5) UNI

The new entrance pier shall match the existing entrance piers on Buckingham Street in terms of design, materials and finish (including colour).

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

with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until full details of the new door and fanlight and their reveals, cills and glazing bars 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 door and fanlight shall painted timber in a colour to match the existing windows and have 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.

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
Existing Floor Plans	14.34.EI.P 001		04.07.2014
Existing Elevations	14.34.EI.P 002		04.07.2014
Proposed Floor Plans	14.34.EI.P 003		04.07.2014
Proposed Elevations	14.34.EI.P 004		04.07.2014
Location & Block Plans	14.34.EI.P 005		04.07.2014

8) UNI

Within 2 months of the erection of the staircase and railings hereby permitted, the staircase and railings shall be painted black 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.

BH2014/02241

27 St Martins Street Brighton

Erection of conservatory to rear.

Applicant: Jon Skinner

Officer: Robert Hermitage 290480

Approved on 03/09/14 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 and Location Plan	-	-	11th July 2014
Existing Floor Plan	-	-	4th July 2014
Proposed Floor Plan	-	-	4th July 2014
Existing Elevations	-	-	4th July 2014
Proposed Elevations	-	-	4th July 2014

BH2014/02355

Top Floor Flat 3 2 Buckingham Street Brighton

Creation of 2no dormers to rear and insertion of 1no rooflight to front.

Applicant: Miss Louise Parker

Officer: Jessica Hartley 292175

Refused on 04/09/14 DELEGATED

1) UNI

The proposed rear dormer windows would appear overly dominant and result in a cluttered appearance to the rear roofslope and a top heavy appearance to the host property due to their excessive number. As such the proposal would be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

BH2014/02518

10 New England Road Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 7, 9 and 12 of application BH2014/01090.

Applicant: QED Estates Ltd

Officer: Adrian Smith 290478

Approved on 03/09/14 DELEGATED

BH2014/02831

94-103 London Road Brighton

Application for Approval of Details Reserved by Conditions 19ii, 25 and 42 of application BH2014/01127

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Split Decision on 05/09/14 DELEGATED

1) UNI

The details pursuant to conditions 19ii, 25 (refuse and recycling storage for the student management and marketing unit) and 42 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 25 (refuse and recycling storage for the retail and the gymnasium units) for the reason(s) set out below:

1. No information has been submitted with regard to condition 25 in relation to the refuse and recycling storage for the retail and gymnasium units.

WITHDEAN

BH2014/01189

24 Tongdean Rise Brighton

Remodelling of existing dwelling including two storey extensions to front and rear, alterations and enlargement of roof incorporating installation of rooflights to the front and rear. Creation of lower ground level to rear, fenestration and associated works.

Applicant: Mr Simon Hull

Officer: Helen Hobbs 293335

Approved on 09/09/14 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 first floor windows in the southern 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. 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.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	L-01		14th April 2014
Block plan	L-02		14th April 2014
Existing plans	L-03		14th April 2014
Existing elevations	L-04		14th April 2014
Proposed plans	L-05a	A	31st July 2014
Proposed elevations	L-06a	A	31st July 2014

BH2014/01393

24A Tivoli Crescent Brighton

Installation of replacement white UPVC sash window to front elevation.

Applicant: Ms Caroline Pickering

Officer: Benazir Kachchhi 294495

Approved on 02/09/14 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			29/04/2014
Renaissance Vertical Slider System - Profile Combination sections (x3)			29/04/2014
Plan Drawing			29/04/2014

BH2014/01496

16 Redhill Drive Brighton

Application for Approval of Details Reserved by Conditions 9, 10, 11, 12, 13, 14 and 15 of application BH2013/04390

Applicant: David Meredith

Officer: Jason Hawkes 292153

Approved on 28/08/14 DELEGATED

BH2014/01572

99 Valley Drive Brighton

Certificate of Lawfulness for existing front and rear dormers and hip to barn end roof extension.

Applicant: Mr Danny Tasker

Officer: Benazir Kachchhi 294495

Refused on 01/09/14 DELEGATED

1) UNI

The evidence submitted has been found insufficient. Therefore, there is a need for the submission of a sworn statement from the Builder for the existing development to qualify as lawful and immune from enforcement action. It is therefore recommended that a certificate of lawfulness for the existing development be refused.

BH2014/01631

35 Surrenden Crescent Brighton

Demolition of existing garage and erection of new garage to rear and erection of single storey side extension.

Applicant: Mr & Mrs R Ashton

Officer: Joanne Doyle 292198

Approved on 29/08/14 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 in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

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

permission obtained from the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	12420 P01	A	19 May 2014
Ground Floor Plan as Proposed	12420 P02	F	19 May 2014
First Floor Plan as Proposed	12420 P03	F	19 May 2014
Roof Plan as Proposed	12420 P04	F	19 May 2014
Front & Side Elevations as Proposed	12420 P05	F	19 May 2014
Rear & Side Elevations as Proposed	12420 P06	F	19 May 2014
Ground Floor Plan as Existing	12420 E02	C	19 May 2014
First Floor Plan as Existing	12420 E03	C	19 May 2014
Roof Plan as Existing	12420 E04	C	19 May 2014
Front & Side Elevations as Existing	12420 E05	C	19 May 2014
Rear & Side Elevations as Existing	12420 E06	C	19 May 2014

BH2014/01686

101 Green Ridge Brighton

Erection of front /side extension with pitched roof, side roof lights and associated alterations.

Applicant: Mr & Mrs Modern

Officer: Helen Hobbs 293335

Refused on 28/08/14 DELEGATED

1) UNI

The proposal, by reason of its design, size and bulk, would create an overly dominant addition 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.

BH2014/01777

76 Tongdean Lane Brighton

Removal of existing conservatory and erection of part two storey, part three storey rear and side extension incorporating revised fenestration, creation of terraces at lower ground and ground floor levels and associated works.

Applicant: Tomislav Stojanovic

Officer: Liz Arnold 291709

Approved on 29/08/14 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 commence until further details, including drawings to a scale of 1:50, of the ground floor terrace screening, type of glazing and its projection along the shared boundary, have been submitted to and approved in writing by the Local Planning Authority. The approved screening scheme shall be carried out in full as approved prior to first occupation of the development and thereafter permanently retained as such.

Reason: As insufficient information has been submitted and 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

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

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

4) UNI

No development or other operations shall commence on site until a scheme which provides for the retention and protection of the Prunus Tree located at the front of the site along with a method statement for the construction of the driveway within its Root Protection Area and details of the protection and retention of the trees/hedge located along the western boundary of the site, have 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	TA 740/x01	Rev. A	29th May 2014
Existing Site Survey	TA 740/x02	-	29th May 2014
Existing Street Scene Elevation	TA 740/X03	-	29th May 2014
Existing Floor Plans	TA 740/x04	-	29th May 2014
Existing Site Section	TA 740/x05	-	29th May 2014
Existing Elevations	TA 740/x06	-	29th May 2014
Proposed Site Layout	TA 740/P10	-	29th May 2014
Proposed Floor Plans	TA 740/P11	-	29th May 2014
Proposed Floor Plans	TA 740/P12	-	29th May 2014
Proposed Street Elevation	TA 740/P13		29th May 2014
Proposed Sections	TA 740/P14	-	29th May 2014
Proposed Sections	TA 740/P15	-	29th May 2014

6) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the

external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

BH2014/01867

36 North Road Preston Brighton

Removal of ground floor window with associated alterations to East elevation.

Applicant: Bruce Piper

Officer: Benazir Kachchhi 294495

Approved on 28/08/14 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 submitted drawings, prior to its installation details of the mechanical extract vent / flue, including the design, materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include elevations and section drawings to a minimum scale of 1:5. The works shall 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.

3) UNI

No works shall take place until a method statement for the works of blocking up the window opening, boarding over the internal wall surface and installing the extract system 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 method statement.

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

4) UNI

The tiles used for the external finish of the works hereby permitted shall exactly match in material, size, colour, style, method of fixing and texture to those of the existing building.

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

5) UNI

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

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

BH2014/01961

9 Hillbrow Road Brighton

Application for Approval of Details Reserved by conditions 6, 7, 8, 9, 11 and 12 of application BH2012/02370.

Applicant: Highdown Construction Ltd

Officer: Adrian Smith 290478

Split Decision on 05/09/14 DELEGATED

1) UNI

The details pursuant to condition 12 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 6, 7, 8, 9 & 11 are NOT APPROVED for the reason(s) below:

1. No material samples have been submitted as required by condition 6

2) UNI2

2. No Code for Sustainable Homes Certificates have been submitted to meet the requirements of conditions 7 & 8 whilst insufficient information has been submitted to justify the lower standard proposed

3) UNI3

3. The site layout detailed on the submitted landscaping plans to meet condition 9 substantially differs from that approved under application BH2012/02370 such that the landscaping and planting schedules cannot be granted.

4) UNI4

4. Insufficient details of protective tree fencing have been submitted to satisfy Condition 11, whilst works have commenced without such fencing being installed.

BH2014/02017

87 Mill Rise Brighton

Erection of conservatory extension with storage underneath to rear elevation.

Applicant: Miss Sage

Officer: Benazir Kachchi 294495

Approved on 01/09/14 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 shall be constructed in the northern elevation of the conservatory 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.

3) UNI

The windows in the southern 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. 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

The development hereby permitted shall be carried out in accordance with 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			18 June 2014
Block plan			18 June 2014
Existing ground floor plan			18 June 2014

Existing elevations			26 August 2014
Proposed conservatory floor plan and deck layout			26 August 2014
Proposed elevations			26 August 2014

5) UNI

The external brick base 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.

BH2014/02078

13 Clermont Terrace Brighton

Enlargement of existing rear dormer.

Applicant: Mr & Mrs John Harley

Officer: Allison Palmer 290493

Refused on 28/08/14 DELEGATED

1) UNI

The extension to the rear dormer, by reason of its excessive size, scale, positioning and cladding would represent an incongruous feature that would cause a significant detrimental effect on the rear elevation of the building, and the surrounding residential amenity of the Preston Park Conservation Area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and the guidance contained in SPD12 Design Guide for Extensions and Alterations .

BH2014/02215

39 Green Ridge Brighton

Erection of single storey rear and side extensions. Extensions and alterations to the roof including dormers to front, rear and side.

Applicant: Mr Kieran Dawson

Officer: Jessica Hartley 292175

Refused on 28/08/14 DELEGATED

1) UNI

The proposed side extension and large roof extension, by virtue of its design, size and bulk, would create an incongruous and overly prominent addition, to the detriment of the appearance of the existing property and wider 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).

2) UNI2

The proposed alterations would by reason of excessive bulk, scale, depth and fenestration cause significant harm to the residential amenity of the occupiers of 37 Green Ridge, by way of loss of privacy and overshadowing and as such would be contrary to QD27 of the Brighton & Hove Local Plan.

BH2014/02244

19 Gordon Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflight and rear dormer with Juliet balcony.

Applicant: Mr & Mrs Mertens

Officer: Tom Mannings 292322

Approved on 03/09/14 DELEGATED

BH2014/02291**23 Robertson Road Brighton**

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

Applicant: Andrew Hunter

Officer: Benazir Kachchhi 294495

Approved on 10/09/14 DELEGATED

BH2014/02330**8A Inwood Crescent Brighton**

Erection of single storey side and rear extensions.

Applicant: Mrs Maxine Stoddart

Officer: Lorenzo Pandolfi 292337

Approved on 15/09/14 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 walls 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 policy QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan/Block Plan	5036/PL/001		14/07/2014
Floors Plans Existing	5036/PL/010		14/07/2014
East Elevation Existing	5036/PL/011		14/07/2014
South Elevation Existing	5036/PL/012		14/07/2014
North Elevation Existing	5036/PL/013		14/07/2014
Floors Plans Proposed	5036/PL/020		14/07/2014
East Elevation Proposed	5036/PL/021		14/07/2014
South Elevation Proposed	5036/PL/022		14/07/2014
North Elevation Proposed	5036/PL/023		14/07/2014

BH2014/02383**8 Inwood Crescent Brighton**

Certificate of lawfulness for proposed conversion of basement flat and maisonette into single dwelling house.

Applicant: Mrs Maxine Stoddart

Officer: Lorenzo Pandolfi 292337

Approved on 15/09/14 DELEGATED

BH2014/02399**38A Whittingehame Gardens Brighton**

Erection of single storey rear extension to replace existing conservatory.

Applicant: Simon J Checkley

Officer: Christine Dadswell 292205

Approved on 03/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan and Block Plan	897/03		16 July 2014
Existing Plans and Elevations	897/01		16 July 2014
Proposed Plans and Elevations	897/02	A	16 July 2014

BH2014/02461

Blocks A & B Kingsmere London Road Brighton

Application for approval of details reserved by condition 9 of application BH2012/03673.

Applicant: Anstone Properties Ltd

Officer: Joanne Doyle 292198

Refused on 16/09/14 DELEGATED

EAST BRIGHTON

BH2014/01754

19 Sudeley Street Brighton

Removal of pitched roof to rear outrigger to create roof terrace with associated alterations.

Applicant: Mr Paul Tempest

Officer: Joanne Doyle 292198

Refused on 29/08/14 DELEGATED

1) UNI

The proposed removal of the mono pitch roof on the rear outrigger and replacement window is considered to have an adverse impact upon the visual appearance and character of the host property contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2014/02000

Flat 4 Bristol Court West 142 Marine Parade Brighton

Replacement of existing single glazing with double glazing within existing wooden frames to 6no sash windows on South elevation, including draught proofing.

Applicant: Mr Anthony Shinner

Officer: Jonathan Puplett 292525

Approved on 10/09/14 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 permission hereby approved relates to replacement double glazing only, which shall have a cavity between the glazing of no more than 4mm. The existing windows frames and timber sash frames shall be retained.

Reason: For the avoidance of doubt 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			15/07/2014
FLOORPLAN			13/06/2014
GLAZING SPECIFICATION			16/07/2014

BH2014/02001

Flat 4 Bristol Court West 142 Marine Parade Brighton

Replacement of existing single glazing with double glazing within existing wooden frames to 6no sash windows on South elevation, including draught proofing.

Applicant: Mr Anthony Shinner

Officer: Jonathan Puplett 292525

Approved on 10/09/14 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 permission hereby approved relates to replacement double glazing only, which shall have a cavity between the glazing of no more than 4mm. The existing windows frames and timber sash frames shall be retained.

Reason: For the avoidance of doubt and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/02058

155 Eastern Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormer to rear and 2no rooflights to front. Erection of extension to second floor level with dormer.

Applicant: Mr P Forrest

Officer: Robert Hermitage 290480

Refused on 03/09/14 DELEGATED

BH2014/02199

Flat 1 4 Eastern Terrace Brighton

Erection of single storey outbuilding in rear garden and insertion of new door to rear elevation.

Applicant: Mr J Foley

Officer: Tom Mannings 292322

Approved on 09/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the new door to the rear elevation of the building, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

3) UNI

No works shall take place until details of the weathering to the junction between the hereby approved studio and adjoining wall 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.

BH2014/02309

Flat 3 5 Chesham Place Brighton

Internal alterations to layout of flat.

Applicant: Sacha Pierre

Officer: Christine Dadswell 292205

Approved on 03/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

The kitchen units and boiler cupboards shall be scribed around the existing skirting boards.

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

3) UNI

All architraves, skirtings and cornices should exactly 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.

4) UNI

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

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

BH2014/02310**St John the Baptist RC Primary School Whitehawk Hill Road Brighton**

Certificate of lawfulness for proposed single storey extension to North elevation.

Applicant: The Governors of St John the Baptist Catholic Primary School**Officer:** Roselle Goacher 292265**Refused on 10/09/14 DELEGATED****BH2014/02326****Wolseley Build Centre 19 Bristol Gardens Brighton**

Application for approval of details reserved by conditions 17 and 24 of application BH2013/03869.

Applicant: Downs Estates Ltd**Officer:** Wayne Nee 292132**Approved on 08/09/14 DELEGATED****BH2014/02373****29 Peel Road Brighton**

Demolition of existing outbuilding and erection of single storey detached timber outbuilding in rear garden.

Applicant: Mr Fabian Miskin**Officer:** Tom Mannings 292322**Approved on 03/09/14 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 building hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

*Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.***3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			16/07/14
Block Plan			16/07/14
Proposed Elevations	SC/FM/ELEV		16/07/14
Existing and Proposed Floor Plan	SC/FM/PLAN		16/07/14
Proposed Roof Plan	SC/FM/ROOF PLAN		16/07/14

BH2014/02404**8 Chesham Road Brighton**

Alterations incorporating changes from rear pitched roof to mansard roof, dormer to front elevation and revised fenestration.

Applicant: Mr James Eyre**Officer:** Tom Mannings 292322**Approved on 03/09/14 COMMITTEE**

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	1235/E01		18th July 2014
Block Plan	1235/P01		18th July 2014
Existing Plans	1235/E02		18th July 2014
Existing Elevations	1235/E03		18th July 2014
Proposed Plans	1235/P02	A	18th July 2014
Proposed Elevations	1235/P03		18th July 2014
Proposed Section C	1235/P04		18th July 2014
Existing Sections	1235/E04		18th July 2014

BH2014/02524

21 Whitehawk Road Brighton

Certificate of Lawfulness for existing use of property as residential dwelling. (C3).

Applicant: Mrs Linda Saunders

Officer: Robert Hermitage 290480

Approved on 04/09/14 DELEGATED

HANOVER & ELM GROVE

BH2014/01617

Top Flat 27 Gladstone Place Brighton

Insertion of 2no rooflights to the rear.

Applicant: Neil Jamieson

Officer: Jessica Hartley 292175

Approved on 02/09/14 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 and Sections	2005/DNP/01		08/07/2014
Existing and Proposed Elevations and Roof Layout	2005/DNP/02		19/05/2014
Site Location Plan			26/06/2014

BH2014/01749

20 Grant Street Brighton

Replacement of existing wooden fence with wooden gate. (Retrospective)

Applicant: Nicholas Harvey

Officer: Allison Palmer 290493

Approved on 04/09/14 DELEGATED

1) UNI

The new crossover and access shall be constructed prior to the first use of the gates 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 be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location plan			11/07/2014
Site plan			14/07/2014
Photos			28/02/2014
Existing elevation			09/07/2014
Proposed elevation			09/07/2014
Proposed floorplan			09/07/2014

BH2014/02232

70 Sandown Road Brighton

Erection of rear conservatory to ground floor flat.

Applicant: Mr Richard Murphy

Officer: Andrew Huntley 292321

Approved on 01/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The windows in the northern elevation of the development hereby permitted as shown on Plan 103-PA-013 shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	103-PA-001	A	07.07.2014
Existing Ground Floor Plan	103-PA-005	A	07.07.2014
Existing Sectional Elevations	103-PA-006	B	07.07.2014
Proposed Ground Floor Plan	103-PA-012	C	07.07.2014
Proposed Elevation and Sections	103-PA-013	B	07.07.2014

BH2014/02263

5 Pankhurst Avenue Brighton

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating gable end roof extension, front rooflights and rear dormer.

Applicant: Ms Pam Scanlon

Officer: Robert Hermitage 290480

Approved on 02/09/14 DELEGATED

BH2014/02348

114 Islingword Road Brighton

Prior approval for change of use of basement and ground floor from retail (A1) to 1no three bedroom maisonette (C3).

Applicant: Mr Iain Boyle

Officer: Joanne Doyle 292198

Prior Approval is required and is approved on 15/09/14 DELEGATED

BH2014/02353

15 Grant Street Brighton

Certificate of Lawfulness for proposed loft conversion incorporating front rooflights and rear dormer with Juliet balcony, and fenestration alterations to ground floor.

Applicant: Robert Plater

Officer: Robert Hermitage 290480

Approved on 04/09/14 DELEGATED

HOLLINGDEAN & STANMER

BH2013/03471

1 Pevensey Building North South Road University of Sussex

Internal alterations to layout.

Applicant: Department of Estates and Facilities Management

Officer: Andrew Huntley 292321

Refused on 01/09/14 DELEGATED

1) UNI

The works have harmed the special character of the building's interior by virtue of the new false ceilings in both meeting rooms which obscure architectural features of the building. This has significantly harmed the architectural and historic character, and the appearance of the interior of the Grade II* listed building and is not outweighed by any public benefit. Therefore, the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

BH2014/01223

40 Beatty Avenue Brighton

Demolition of garage and side extension and erection of 1no two bed dwelling adjoining existing dwelling with associated alterations.

Applicant: Mr S Malins

Officer: Andrew Huntley 292321

Approved on 28/08/14 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 extension, enlargement or other alteration of the hereby approved dwellinghouse as provided for within Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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.

6) UNI

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

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

7) UNI

Notwithstanding the submitted plans 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.

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 hereby approved 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.

10) UNI

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

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

11) UNI

No development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

12) UNI

The residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 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

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	14/122/Loc	C	14.08.2014
Existing Elevations	14/122/SK01		16.04.2014
Existing Plans	14/122/SK 04		02.05.2014
Proposed Elevations	14/122/SK 03	A	16.07.2014
Proposed Plans	14/122/SK 02	B	16.07.2014

14) 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.

BH2014/01483

58 Beatty Avenue Brighton

Erection of single storey side extension to first floor level.

Applicant: Mr P Blee

Officer: Joanne Doyle 292198

Refused on 16/09/14 DELEGATED

1) UNI

The proposed first floor side extension, by virtue of its siting and form, and resulting relationship with the existing building, would form an unduly prominent addition which would poorly relate to the main building and would harm the visual amenities of the area. The proposal would therefore detract from the character and appearance of the existing property and the street scene and would be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design guide for Extensions and Alterations.

BH2014/01586

Hollingdean Depot Upper Hollingdean Road Brighton

Demolition of existing office building. Erection of single storey office building and resurfacing to podium area. Installation of roller shutters and infill walls to workshop at lower level.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 15/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method

statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	001		14 May 2014
Block plan	002	A	27 May 2014
Existing upper workshop podium plan	003		14 May 2014
Existing lower podium plan	004		27 May 2014
Existing workshop elevations	005		27 May 2014
Workshop level plan	011		14 May 2014
Proposed sections AA-BB	015		14 May 2014
Proposed sections CC-FF	016		14 May 2014
Demolition works plan	017		27 May 2014
Existing workshop podium, upper podium office plan	021		28 May 2014
Muster office layout plan	022		27 May 2014
Site plan	001		14 May 2014

BH2014/02103

Chalvington Close & Varley Halls of Residence Coldean Lane Brighton

Application for approval of details reserved by condition 3 of application BH2014/00932.

Applicant: University of Brighton

Officer: Chris Swain 292178

Approved on 28/08/14 DELEGATED

BH2014/02269

240 Ditchling Road Brighton

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

Applicant: Mr Jeremy Reid

Officer: Roselle Goacher 292265

Approved on 03/09/14 DELEGATED

BH2014/02292

116 Wolseley Road Brighton

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

Applicant: Mr & Mrs Parsons

Officer: Christine Dadswell 292205

Approved on 01/09/14 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	0601-lp		08 July 2014
Block Plan	0601-bp		08 July 2014
Existing Plans	0601-1		08 July 2014
Proposed Plans	0601-2		08 July 2014
Existing and Proposed Elevations	0601-3B	B	14 Aug 2014

BH2014/02406

12 Rushlake Road Brighton

Application for approval of details reserved by condition 3 of application BH2011/02592.

Applicant: Mr J Panteli

Officer: Allison Palmer 290493

Approved on 28/08/14 DELEGATED

BH2014/02424

4 Middleton Rise Brighton

Certificate of lawfulness for existing use as six bedroom small house in multiple occupation.

Applicant: Tara Whittington

Officer: Jessica Hartley 292175

Approved on 10/09/14 DELEGATED

BH2014/02506

131 Hollingdean 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 4.3m, for which the maximum height would be 3.05m, and for which the height of the eaves would be 3m.

Applicant: Mr David Hoy

Officer: Jessica Hartley 292175

Prior approval not required on 01/09/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2014/00331

Willow Surgery 50 Heath Hill Avenue Brighton

Application for variation of condition 2 of application BH2012/03818 (Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising of 19 rooms) to permit internal alterations and changes to fenestration to increase accommodation to 24 rooms.

Applicant: WP Properties Ltd

Officer: Andrew Huntley 292321

Refused on 03/09/14 COMMITTEE

1) UNI

The proposed variation of condition to increase the unit numbers by 25% does not take into consideration the additional and cumulative impacts of increased trips, visitors and noise and disturbance to the existing amenities to the detriment of the local community contrary to TR1, SU10 and QD27 of the Brighton & Hove Local Plan 2005.

BH2014/01382

72 Jevington Drive Brighton

Conversion of existing dwelling into 1no one bed flat and 1no three bed maisonette incorporating revised fenestration and erection of external staircase to side elevation

Applicant: Mr Michael Bush

Officer: Chris Swain 292178

Refused on 09/09/14 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.

BH2014/02252

37 Coombe Terrace Brighton

Change of use from retail shop (A1) to 1no one bedroom flat (C3) at ground floor level.

Applicant: Peter Towner

Officer: Andrew Huntley 292321

Approved on 12/09/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing & Proposed Front Elevations	PT/1407/001		07.07.2014
Existing & Proposed Rear Elevations	PT/1407/002		07.07.2014
Existing & Proposed Floor Plans	PT/1407/003		07.07.2014
Existing & Proposed Side Elevations	PT/1407/004		07.07.2014
Location & Block Plan	PT/1407/005		07.07.2014
Passivent Ventilation System	PT/1407/006		07.07.2014
Supporting Document	PT/1407/008		07.07.2014
Glazing Details			07.07.2014
Ventilation Details			07.07.2014
Floor Treatment			07.07.2014

2) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans and detailed within the

supporting document PT/1407/008 have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) UNI

The development hereby permitted shall not be occupied until all of the ventilation measures shown on the approved plans and detailed within document PT/1407/008 have been fully implemented and made available for use and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of future occupants of the development, ensure the efficient use of resources and to comply with policies SU2, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be occupied until all of the soundproofing measures detailed within submitted document PT/1407/008 have been fully implemented. The soundproofing measures shall thereafter be retained at all times.

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

5) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans and detailed within the supporting document PT/1407/008 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.

BH2014/02300

53 Barcombe Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extensions, dormer to rear elevation and front rooflights.

Applicant: Dr Ryan Scott

Officer: Robert Hermitage 290480

Refused on 04/09/14 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Classes A, B and Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended and the volume of the proposed roof extensions exceeds the allowed 40m³, measuring 45.69m³

QUEEN'S PARK

BH2013/04192

3 Royal Crescent Brighton

Application for approval of details reserved by conditions 3 and 4 of application BH2013/02139.

Applicant: Dr Helen Smith

Officer: Andrew Huntley 292321

Split Decision on 01/09/14 DELEGATED

1) UNI

APPROVE the details pursuant to condition 4 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 3 are NOT APPROVED.

2) UNI2

1. Insufficient information has been submitted as only very limited details and no samples of the flint wall have been submitted. The flint wall is an important part of the character and appearance of the area and of the listed building. Poor detailing would have a significant adverse impact on the historic character and appearance of the listed building and wider East Cliff Conservation Area. Therefore, insufficient information has been submitted in regard to this condition and is contrary to policies QD1, QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/00864

12a Richmond Parade Brighton

Demolition of existing two storey building and erection of five storey building comprising of office space at basement level and 4no two bedroom flats from ground to third floors with roof terrace at fourth floor.

Applicant: Ed Derby

Officer: Sonia Gillam 292265

Approved on 04/09/14 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 ground floor commercial use hereby permitted shall not operate except between the hours of 08.00 and 21.00 on Mondays to Saturdays and 09:00 and 20:00 on Sundays and Bank/Public Holidays.

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

3) UNI

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

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

4) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto the workspace hereby approved shall be used only for uses within Class B1 and for no other use.

Reason: To ensure the amenity of residential properties in the building are protected and to ensure a business use is retained on the site, in accordance with policies QD27 and EM6 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

The new windows serving the residential units shown on the approved plans shall be triple glazed units such that internal noise conditions shall achieve

BS8233:2014 good standards and shall be retained as such thereafter.

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

7) UNI

Notwithstanding the submitted plans, no development shall take place until samples of the materials (including cladding, 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

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.

9) UNI

No development shall take place above the ground floor slab level until details of the ventilation strategy for the residential units has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of future occupants of the development, ensure the efficient use of resources and to comply with policies SU2, SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

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

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

11) UNI

The development hereby permitted shall not be commenced until details of sustainability measures in relation to the B1(a) commercial unit have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until Final/Post Construction

Code Certificates 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 have been submitted to, and approved in writing by, the Local Planning Authority.

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

13) UNI

The development hereby 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.

14) 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.

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan	12-001-100		18/03/2014
Existing plans and elevations	12-001-101		18/03/2014
Proposed lower ground floor plan	12-001-310	A	18/03/2014
Proposed floor plans	12-001-310	B	
Proposed elevations	12-001-311	C	18/03/2014
Proposed elevations	12-001-312	D	18/03/2014

BH2014/01085

Essex Place Montague Street Brighton

Application for approval of details reserved by conditions 3 and 7 of application BH2013/01447.

Applicant: Pod LLP

Officer: Chris Swain 292178

Approved on 01/09/14 DELEGATED

BH2014/02076

University of Brighton 10 Pavilion Parade Brighton

Replacement of 3 no existing timber top hung casement windows with timber frame sliding sash windows to South elevation.

Applicant: University of Brighton

Officer: Chris Swain 292178

Approved on 15/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The windows hereby permitted shall be painted white and retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			8 July 2014
Existing south elevation	21736-02 EL01	A	3 September 2014
Proposed south elevation	21736-0202 EL02	A	3 September 2014
Existing windows elevation	21736-0202 DL01		8 July 2014
Proposed windows elevation	21736-0202 DL02		8 July 2014
Joinery sectional details	F-08-04	F	8 July 2014

BH2014/02077

University of Brighton 10 Pavilion Parade Brighton

Replacement of 3no existing timber top hung casement windows with timber frame sliding sash windows to South elevation.

Applicant: University of Brighton

Officer: Chris Swain 292178

Approved on 15/09/14 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 windows hereby permitted shall be painted white and retained as such thereafter.

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

BH2014/02433

Flat 3 68 Marine Parade Brighton

Rebuilding of front porch and refurbishment of front entrance door. Rebuilding and refurbishment of floor and canopy of first floor balcony.

Applicant: Hannah Wimbleton

Officer: Wayne Nee 292132

Approved on 15/09/14 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 canopy frame and details shall match exactly the remnants of the pre-existing structure.

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

3) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with 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	n/a		21 July 2014
Canopy side and front detail	n/a		21 July 2014
Canopy fretting detail	n/a		21 July 2014
Existing plans	0100/101		21 July 2014

BH2014/02434

Flat 3 68 Marine Parade Brighton

Rebuilding of front porch and refurbishment of front entrance door. Rebuilding and refurbishment of floor and canopy of first floor balcony.

Applicant: Hannah Wimbleton

Officer: Wayne Nee 292132

Approved on 15/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

The canopy frame and details shall match exactly the remnants of the pre-existing structure.

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

ROTTINGDEAN COASTAL

BH2013/01701

9 Grange Farm Cottages Greenways Brighton

Alterations to fenestration to the rear elevation.

Applicant: Stephen Coogan

Officer: Andrew Huntley 292321

Approved on 01/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full details of the proposed window and French doors 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: Although the proposed window design is traditional, it does not match the existing windows of the property and insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			22.05.2013
Existing Rear Elevation			02.07.2013
Existing Floor Plans			02.07.2013
Proposed Rear Elevation			02.07.2013
Proposed Floor Plans			02.07.2013

BH2013/01702

9 Grange Farm Cottages Greenways Brighton

Internal alterations to layout including installation of new doors and partitions. External alterations include alterations to fenestration to the rear elevation.

Applicant: Stephen Coogan

Officer: Andrew Huntley 292321

Refused on 01/09/14 DELEGATED

1) UNI

Insufficient information has been submitted to justify the proposed works, which would significantly harm the remaining historic plan form and fabric of the building. In addition, the proposals have failed to achieve heritage gains such as better revealing the historic plan form, removing existing harmful alterations, and re-introducing original features in order to further justify the harm. Therefore, the proposal fails to preserve, enhance and better reveal the historic and aesthetic significance of the listed building. These details are fundamental to the proposals, and in their absence the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan, Supplementary Planning Guidance 11 and 13 and Supplementary Planning Document 09.

BH2014/01468

Trinity House Roedean Vale Brighton

Application for Approval of Details Reserved by Condition 11 of application BH2010/00065.

Applicant: Natterjack Construction

Officer: Andrew Huntley 292321

Refused on 09/09/14 DELEGATED

BH2014/01494

The Grange The Green Rottingdean Brighton

Installation of replacement lighting installed on tracking mounted to ceiling.

Applicant: Rottingdean Preservation Society

Officer: Chris Swain 292178

Approved on 15/09/14 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 track should be coloured to match the colour of the ceiling and retained as such thereafter.

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

BH2014/01618

66 High Street Rottingdean Brighton

Application of details reserved by condition 2 of application BH2013/04251.

Applicant: Marion Briggs

Officer: Chris Swain 292178

Approved on 03/09/14 DELEGATED

BH2014/01731

6A Lewes Crescent & 36 Rock Grove Brighton

Internal alterations to basement level incorporating repositioning of partition wall between the two properties to create additional floor space at 36 Rock Grove.

Installation of replacement timber casement window.

Applicant: Miss Caroline Minogue

Officer: Christine Dadswell 292205

Approved on 28/08/14 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 section of walling that currently separates 6A Lewes Crescent and 36 Rock Grove hereby approved to be removed shall be removed in its entirety, and the surrounding walls made good in matching materials.

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 door within the corridor of 6A Lewes Crescent shall be fixed shut and the new wall constructed beside it. The surfaces of the new wall shall match the profiles of the adjacent wall in matching materials.

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

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

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

BH2014/01855

1 Roedean Heights Brighton

Demolition of existing conservatory and erection of conservatory to the rear.

Applicant: Mr Ingram

Officer: Joanne Doyle 292198

Approved on 01/09/14 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 & Block Plan			05 Jun 2014
Existing & Proposed Plans	01A		11 Jun 2014

BH2014/01864

17 Dean Court Road Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2013/03658.

Applicant: Mrs Christina Harrison-Flynn

Officer: Robin Hodgetts 292366

Approved on 05/09/14 DELEGATED

BH2014/01906

38 Rock Grove Brighton

External alterations to form access to second floor flat roof and replacement of window with door.

Applicant: Mr Robin Guilleret

Officer: Christine Dadswell 292205

Refused on 29/08/14 DELEGATED

1) UNI

Insufficient information has been provided in respect of the impact of the proposed development on the underlying historic roof structure. In the absence of this information it cannot be demonstrated that the proposal would not have an adverse effect on the architectural and historic character of the Grade I listed building property. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

2) UNI2

Notwithstanding the above reason for refusal it is considered that the proposal would form a bulky and incongruous addition to the roof which would harm the architectural and historic character of the Grade I Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

BH2014/02002

32 The Octagon Waterfront Brighton Marina Brighton

Change of use from driving test centre (Sui Generis) to office (B1).

Applicant: James McKinney

Officer: Chris Swain 292178

Approved on 04/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open or in use except between the hours of 08:00 and 20:00 on Monday to Saturday and between 09:00 and 17:00 Sundays and bank holidays:

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan	Drawing 1	1	13 June 2014

BH2014/02040

15 Founthill Avenue Saltdean Brighton

Erection of single storey side extension and creation of new vehicle crossover with associated boundary wall alterations.

Applicant: Mr & Mrs Parker

Officer: Tom Mannings 292322

Approved on 02/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the development hereby permitted shall match in

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

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

3) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Arboricultural Method Statement regarding protection of the on-street Sycamore 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 safety of the on-street Sycamore and to comply with policy QD16 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	1452/1652		19th June 2014
Proposed Vehicle Crossover Boundary Wall Alterations & Single Storey Side Extension 'Annex'	1452/1800	A	1st July 2014

BH2014/02072

First Floor Flat 266 Eastern Road Brighton

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

Applicant: Mr Lewis Bronze

Officer: Benazir Kachchhi 294495

Approved on 04/09/14 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 and Block Plan, Existing and Proposed Plans, Sections and Elevations	163(21)000	A	23/07/2014

BH2014/02122

26 Lewes Crescent Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2014/00594

Applicant: 26 Lewes Crescent, Brighton Ltd

Officer: Christine Dadswell 292205

Approved on 01/09/14 DELEGATED

BH2014/02151**59 Dean Court Road Rottingdean**

Roof extensions to rear and insertion of 7no rooflights.

Applicant: Mr & Mrs Nunan

Officer: Tom Mannings 292322

Approved on 08/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and Location Plans	218.100		30/06/14
Existing Ground and First Floor Plans	218.101		30/06/14
Proposed Ground and First Floor Plans	218.101		30/06/14
Existing Loft & Roof Plans and Section a.a	218.102		30/06/14
Proposed Second Floor & Roof Plans and Sections	218.102		30/06/14
Existing Elevations	218.103		30/06/14
Proposed Elevations	218.103		30/06/14

BH2014/02170**116 Lustrells Vale Saltdean Brighton**

Erection of extension to rear to form two storey maisonette and creation of dormer to rear roof slope to existing self - contained flat.

Applicant: Russell Builders (Southern Ltd)

Officer: Wayne Nee 292132

Refused on 05/09/14 DELEGATED

1) UNI

The proposed two storey rear extension, by virtue of its form, bulk and design, would form an inappropriate addition which would not relate appropriately to the existing building. The proposal would therefore be detrimental to the character and appearance of the property, and the visual amenities of the surrounding area, which is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for Extension and Alterations.

2) UNI2

The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope. This would detract from the character and appearance of the existing property. As such, the proposal is

contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for Extension and Alterations.

BH2014/02173

5 Lenham Road West Rottingdean Brighton

Demolition of existing garage and erection of single storey building adjoining existing house to rear.

Applicant: Mr & Mrs Shearman

Officer: Jessica Hartley 292175

Approved on 01/09/14 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 single storey building to the rear of the site shall at all times retain a direct link to the main house and be used incidental to the enjoyment of the dwellinghouse, 5 Lenham Road West, as a whole, and shall not be occupied as a separate dwelling unit of accommodation in its own right.

Reason: The Local Planning Authority considers that the annex building represents an unsuitable standard of accommodation for independent occupancy. Furthermore, in order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ground Floor Plan	3491.EXG.01		01/07/2014
Proposed Ground floor Plan	3491.PL.01		01/07/2014
Existing Roof Plan	3491.EXG.02		01/07/2014
Proposed Roof Plan	3491.PL.02		01/07/2014
Existing Elevations and Location Plans	3491.EXG.03	A	08/07/2014
Proposed Elevations and Location Plans	3491.PL.03	A	08/07/2014
Existing Elevations	3491.EXG.04		09/07/2014
Proposed Elevations	3491.PL.04		08/07/2014

BH2014/02224

13 Tremola Avenue Saltdean Brighton

Roof alteration including hip to barn end roof extensions, creation of 2no dormers and insertion of rooflight to front and dormer to rear. Creation of terrace to ground floor front, creation of pitched roof to existing single storey rear extension, revised fenestration and other associated works.

Applicant: Stanley Medcalfe

Officer: Christine Dadswell 292205

Refused on 01/09/14 DELEGATED

1) UNI

The proposed dormers, rooflight and solar panels by reason of design, positioning, scale, bulk and massing, would relate poorly with and have an unduly dominant visual relationship with the scale and character of the building. The

proposal would have a detrimental impact on visual amenity and the character and appearance of the wider street. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

BH2014/02229

26 Lewes Crescent Brighton

Application for approval of details reserved by condition 4 of application BH2014/00594.

Applicant: 26 Lewes Crescent Ltd

Officer: Christine Dadswell 292205

Refused on 29/08/14 DELEGATED

1) UNI

Insufficient information has been submitted to assess whether the proposed details would have a detrimental impact on the special architectural and historical character of the Listed Building. In particular, the application fails to include joinery details for the proposed radiator boxes, architraves and internal doors.

BH2014/02296

16 Westmeston Avenue Saltdean Brighton

Erection of conservatory to rear with raised decking and storage area below.

Applicant: Greg Redwood

Officer: Jessica Hartley 292175

Refused on 04/09/14 DELEGATED

1) UNI

The proposed conservatory extension, by virtue of its design, scale and siting would form a bulky and unsympathetic addition resulting in an overextended and disjointed appearance to the property. As such, the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: 'Design guide for extensions and alterations'.

2) UNI2

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

BH2014/02301

101 Saltdean Vale Saltdean 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 2.7m, and for which the height of the eaves would be 2.6m.

Applicant: M & M Building Services

Officer: Robert Hermitage 290480

Prior Approval is required and is approved on 01/09/14 DELEGATED

BH2014/02367

13 Welesmere Road Rottingdean Brighton

Erection of two storey side and rear extensions with associated roof alterations incorporating installation of rooflights and revised fenestration and porch to front elevation.

Applicant: Mr & Mrs Berry

Officer: Chris Swain 292178

Approved on 15/09/14 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 extension, enlargement or other alteration to the roof of the dwellinghouse 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 rooflight to the south east facing roofslope, adjacent to the garden of No.11 Welesmere Road shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

The development hereby permitted shall be carried out in accordance with 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 plans			15 July 2014
Existing floor plans	1004/01		15 July 2014
Existing sections and elevations	1004/02	A	15 July 2014
Proposed floor plans and elevations	1004/03	B	15 July 2014

BH2014/02369

70 Lenham Avenue Brighton

Erection of part one, part two storey side extension.

Applicant: Mr John Sheehy

Officer: Christine Dadswell 292205

Approved on 10/09/14 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 Lower Ground and Ground Floor Plans and Elevations	3483.EXG.01		15 July 2014
Existing First Floor and Roof Plans and Elevations with Location Plan	3483.EXG.02		15 July 2014
Existing Sections	3483.EXG.03		15 July 2014
Proposed Plans and Elevations with Location and Block Plan	3483.PL.01		15 July 2014

BH2014/02378

12 Chorley Avenue Saltdean Brighton

Roof alterations including raising of ridge height and installation of rooflights to front and rear elevations.

Applicant: Mr Lawrence Andrew

Officer: Andrew Huntley 292321

Approved on 08/09/14 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

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

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and 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 permitted shall be carried out in accordance with 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, Floor Plan & Elevations	ANDREW-040 4165-001		03.09.2014

BH2014/02393

Flat 2 42 Sussex Square Brighton

Replacement of existing obscure glazed window with clear glazing and internal alterations to layout of flat.

Applicant: Zoe Woodward

Officer: Christine Dadswell 292205

Approved on 10/09/14 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 relocated boiler shall use the existing flue extract.

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

3) UNI

All new architraves, skirtings and cornices should exactly 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.

BH2014/02397

50 Lustrells Crescent Saltdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension front rooflights, rear dormer, side window and associated alterations.

Applicant: Mr Nigel Taylor

Officer: Robert Hermitage 290480

Approved on 03/09/14 DELEGATED

BH2014/02746

Southcliffe Lodge Marine Drive Saltdean Brighton

Certificate of lawfulness for proposed single storey rear extensions and loft conversion incorporating hip to gable end roof extension, 4no front rooflights and rear dormer.

Applicant: John Roadnight

Officer: Tom Mannings 292322

Approved on 10/09/14 DELEGATED

WOODINGDEAN

BH2014/00366

132 Kipling Avenue Brighton

Erection of 1no three bed end of terrace dwelling with associated alterations.

Applicant: Bradley Edison

Officer: Chris Swain 292178

Approved on 05/09/14 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 external finishes of the new dwellinghouse, hereby permitted shall match in material, colour, style, bonding and texture those of the existing building, No.132 Kipling Avenue.

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

Notwithstanding the internal layout indicated on drawing 512/01A, the dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to first occupation and shall be retained as such thereafter.

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

5) UNI

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

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

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

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwellinghouse hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit has achieved a Code for Sustainable Homes rating of Code level 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed plans and elevations, site plan and block plan	512/01		21 February 2014
Existing plans and elevations	512/02	A	21 February 2014
Site layout / tree plan	512/03		21 February 2014

10) UNI

The first floor window to the side elevation of the development hereby permitted shall be obscure glazed and thereafter permanently retained as such.

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

BH2014/01307

Land Rear of 107 109 & 111 Cowley Drive Brighton

Variation of condition 6 & 13 of application BH2013/02492 (Erection of two storey, 2no bedroom detached chalet bungalow with access from Pinfold Close) to require the development to achieve level 4 rather than 5 of the Code for Sustainable Homes.

Applicant: Christine Cross

Officer: Chris Swain 292178

Approved on 11/09/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 6 January 2017.

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			1 August 2013
Proposed location plan, block plan and elevations	2410.1/30		23 July 2013

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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.

7) UNI

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

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

8) 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.

9) 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.

10) UNI

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

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

11) UNI

No development shall take place until;

a) a scheme to translocate all protected reptiles as identified with the submitted Reptile Survey Report received on 16 October 2013 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify an area within the site, which will be clearly marked out on a site plan and detail longer term maintenance measures.

b) No development shall commence until all the necessary works that have been identified with the approved scheme have been completed. The identified site shall be maintained as set out within the scheme thereafter.

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

12) UNI

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

13) UNI

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

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

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 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.

86 Crescent Drive South Brighton

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

Applicant: Mr Alex Ney

Officer: Joanne Doyle 292198

Approved on 04/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans Elevations Site Plan Block Plan	1321-01C		23 May 2014
Proposed Plans & Elevations	1321-02G		23 May 2014

BH2014/02105

Toby Inn 104 Cowley Drive Brighton

Extensions and alterations to existing building including additional floor to facilitate change of use from Public House (A4) to Hostel (Sui Generis).

Applicant: Tim Martin Interiors Limited

Officer: Wayne Nee 292132

Refused on 03/09/14 COMMITTEE

1) UNI

The local planning authority is not satisfied that the applicant has demonstrated an exception to policy HO20. Were it to be demonstrated the priority use identified in policy is for residential and mixed use schemes. This application does not fall within the preferred criteria. This application is therefore contrary to policy HO20 of the Brighton & Hove Local Plan 2005 and CP1 of the Brighton & Hove City Plan (submission document).

2) UNI2

This application does not take into consideration the cumulative impact of increased trips from occupiers & visitors, noise and disturbance to the existing amenities to the detriment of the local community contrary to TR1 SU10 and QD27 of the Brighton & Hove Local Plan 2005.

3) UNI3

The site is in a non central location where there is an absence of concentrated infrastructure to support that use. There is no evidence to support the need for this type of use within such a location. The application is therefore contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

BH2014/02422

Woodingdean Community Centre Warren Road Brighton

Replacement of existing windows and doors with UPVC windows and aluminium doors. Installation of insulated UPVC cladding panels.

Applicant: Property & Design

Officer: Jessica Hartley 292175

Approved on 04/09/14 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 and Block Plans	K045 001		21/07/2014
Existing Floor Plans	K045 300		21/07/2014
Proposed Floor Plans	K045 301		21/07/2014
Existing and Proposed North Elevations	K045 302		21/07/2014
Existing and Proposed East Elevations	K045 303		21/07/2014
Existing and Proposed South Elevations	K045 304		21/07/2014
Existing and Proposed West Elevations	K045 305		21/07/2014

BH2014/02556

26 Ravenswood Drive Brighton

Prior approval for the erection of single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.

Applicant: Mrs Harris

Officer: Robert Hermitage 290480

Prior approval not required on 03/09/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2014/00232

Basement Flat 34 Lansdowne Place Hove

Internal alterations to layout of flat and external alterations to courtyard including in filling of windows and installation of replacement window and door. (Retrospective)

Applicant: Sylvia Wei

Officer: Helen Hobbs 293335

Approved on 03/09/14 DELEGATED

1) UNI

Notwithstanding the approved plans, the render used to infill the rear window shall be a lime based mix, matching the texture, profile and finishing treatment of the surrounding render.

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

2) UNI

The external vent shall be made from traditional materials and shall be painted to match the elevation within 1 month of its installation.

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

3) UNI

No further works shall take place until full details of the replacement front door including 1:20 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 the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/00847

Flat 7 15 First Avenue Hove

Replacement of existing timber and aluminium windows with UPVC windows. (Retrospective)

Applicant: Michael Nugent

Officer: Jessica Hartley 292175

Approved on 03/09/14 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			07/05/2014
Floor Plans	RL2/22		14/03/2014
Window Drawings			14/03/2014
Kommerling Specifiers Guide			24/06/2014

BH2014/01045

Palmeira Mansions 29 Church Road Hove

Alterations to facilitate conversion of lower ground, ground, first and second floor from offices (B1) to 2 no flats and 1no maisonette (C3) and refurbishment of existing maisonette at third and fourth floor level.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Refused on 03/09/14 DELEGATED

1) UNI

The scheme does not take the opportunity to enhance the significance of the heritage asset and reverse some of the previous unsympathetic alterations undertaken at the property which have detracted from its historic character. Additionally, the removal of the basement stairs is considered to result in further harm to the character and appearance of the listed building which is not outweighed by public benefits. The scheme is therefore contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

2) UNI2

The application fails to demonstrate the impact of the requirements for bathroom and kitchen drainage and ventilation on this listed building which could have

significant impacts internally and externally on the character of the listed building. As such, the scheme is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

BH2014/01121

Palmeira Mansions 29 Church Road Hove

Non material amendment to BH2011/02302 to reorder approved layout to incorporate a self-contained two bedroom flat on the lower ground floor and two bedroom maisonette on the ground and first floors with no overall increase in the number of flats.

Applicant: Anston Properties Ltd

Officer: Jason Hawkes 292153

Refused on 09/09/14 DELEGATED

BH2014/01187

29 Brunswick Street East Hove

Creation of roof terrace with glass balustrading, replacement of existing concrete roof tiles with slate and alterations to roof. Replacement of existing timber windows with timber doors at ground floor front elevation and removal of existing windows to rear elevation following prior approval application BH2013/03874 for the change of use from offices (B1) to residential (C3).

Applicant: Mr I Woodhouse

Officer: Helen Hobbs 293335

Refused on 10/09/14 DELEGATED

1) UNI

The introduction of a terrace and balustrade, due to its size and design, would form an alien and incongruous addition to the property, that would be unduly prominent within the streetscene. Furthermore the loss of a substantial part of the front roofslope would significantly alter the original form and shape of the main roof, to the detriment of the existing building, streetscene and surrounding conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01199

Brunswick Gardens Brunswick Square Hove

Replacement and widening of existing steel vehicular gates with cast iron gates and installation of new cast iron pedestrian gate.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 04/09/14 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 gates shall be maintained and repaired in matching materials and to matching profiles. The specification for the repair of the existing railings developed by Property and Design in May 2013 shall apply to the future repair and maintenance of the new gates.

Reason: To ensure the satisfactory appearance of the development and to comply with policies HE4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site plan	001		14th April 2014
Block plan	002		14th April 2014
Proposed plans	003		14th April 2014
Existing plans and elevations	004		14th April 2014

BH2014/01342

Flats 5 & 6 22 Palmeira Square Hove

Internal alterations to layout of 2 no. flats to create 1 flat.

Applicant: Frank Inglis

Officer: Christopher Wright 292097

Refused on 28/08/14 DELEGATED

1) UNI

The proposed internal alterations to the layout would result in the loss of the original plan form and spatial subdivision of the building, which would be harmful to its character and special architectural interest. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed enclosure at second and third floor level of the staircase to the upper two floors of the building would subdivide the common-way within the building in an unsympathetic fashion which would be detrimental to its historic character and would obscure and erode the features of special architectural interest within the Listed Building, such as the ornate and decorative staircase. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/01343

Flats 5 & 6 22 Palmeira Square Hove

Certificate of Lawfulness for the proposed conversion of 2 no flats into 1 no flat.

Applicant: Frank Inglis

Officer: Christopher Wright 292097

Approved on 09/09/14 DELEGATED

BH2014/01527

3-4 Western Road Hove

External alterations to create rear roof terrace on first and second floor and rear balcony to first, second and third floor, following prior approval application BH2013/03381 for change of use from offices (B1) to residential (C3) to form 6 no residential units.

Applicant: Legal Link Ltd

Officer: Christopher Wright 292097

Approved on 04/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

All new doors shall be painted softwood with concealed trickle vents and shall be retained as such thereafter.

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

3) UNI

The roof terraces shall not be brought into use until 1m high painted masonry perimeter walls with 500mm obscure glazed screens over, have been fully constructed in accordance with the approved drawings. The roof terraces shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to safeguard the amenity of neighbouring residents, and to comply with policies QD14, QD27 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
Location & Block Plan	Y078-A01		9 May 2014
Existing Ground and Consented Floor Plans	Y078-A02		9 May 2014
Consented Floor Plans	Y078-A03		9 May 2014
Existing Front Elevation	Y078-A04		9 May 2014
Existing Rear Elevation and Section	Y078-A05		19 May 2014
Proposed Ground, First and Second Floor Plans	Y078-D01		9 May 2014
Proposed Third Floor Roof Plans	Y078-D02		9 May 2014
Proposed Front Elevation	Y078-D03		9 May 2014
Proposed Rear Elevation and Section	Y078-D04		9 May 2014

5) UNI

The external finish of the roof terrace balustrades shall match in material, colour, style, bonding and texture those of the existing building. The balustrades shall be fully constructed, in accordance with the approved drawings, prior to the terrace being brought into use and shall be retained as such thereafter.

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

BH2014/01568

17-19 Holland Mews Hove

Application for Approval of Details Reserved by Conditions 9 and 14 of application BH2013/03253.

Applicant: Brighton Mews Developments Limited

Officer: Jason Hawkes 292153

Approved on 28/08/14 DELEGATED

BH2014/01884

26 Cambridge Road Hove

Replacement of existing guttering and down pipe and installation of new soil vent pipe.

Applicant: Glynis Bates

Officer: Roselle Goacher 292265

Approved on 29/08/14 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 proposed rainwater goods and soil vent pipe hereby permitted shall be formed of u-PVC in a style that mimics cast iron.

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

3) UNI

The proposed rainwater goods and soil vent pipe hereby permitted shall be black in colour and maintained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Front Elevation	PD/284/02		24/06/2014
Front Elevation Photograph	PD/284/03		24/06/2014

BH2014/01962

Flat 2 93 Lansdowne Place Hove

Application for approval of details reserved by condition 4 of application BH2012/00825.

Applicant: Emily Jenkins

Officer: Mark Thomas 292336

Refused on 28/08/14 DELEGATED

1) UNI

Insufficient detail has been submitted to assess whether or not the proposal would have a detrimental impact on the special architectural and historical character of the Listed Building. In particular, the application has failed to submit large scale elevations and joinery profiles as required by condition 4 of BH2012/00825.

BH2014/02251

Flat 4 12 - 13 Brunswick Terrace Hove

Internal alterations to layout. (Retrospective)

Applicant: M Daly

Officer: Christine Dadswell 292205

Approved on 28/08/14 DELEGATED

CENTRAL HOVE

BH2014/01657

Flat 42 4 Grand Avenue Hove

Replacement of existing single glazed crittall windows with double glazed windows.

Applicant: Alida Steinfeld

Officer: Helen Hobbs 293335

Approved on 28/08/14 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 the replacement windows shall exactly match the glazing pattern of the existing windows, including the profiles of the metal frames, joinery details and any projecting elements.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
1202014/01			28th May 2014
Proposed windows	1202014/02		28th May 2014
Proposed windows	1202014/03		28th May 2014
Proposed sections	1202014/04		19th May 2014
Existing windows	1202014/05		28th May 2014
Existing windows	1202014/06		28th May 2014

BH2014/01658

Flat 42 4 Grand Avenue Hove

Replacement of existing single glazed crittall windows with double glazed crittall windows.

Applicant: Alida Steinfeld

Officer: Helen Hobbs 293335

Approved on 28/08/14 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 submitted plans the replacement windows shall exactly match the glazing pattern of the existing windows, including the profiles of the metal frames, joinery details and any projecting elements.

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

BH2014/01664

Land to the rear of 29 Medina Villas Hove

Erection of two storey 4 bedroom detached dwelling.

Applicant: Gramm Limited

Officer: Liz Arnold 291709

Approved on 15/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The construction of the hereby approved building shall not incorporate expansion joints, bell drips or metal beads or stops, and shall be maintained as such thereafter.

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

4) UNI

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 policies QD1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The first floor eastern most window in the southern 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. 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.

6) UNI

The lower sections of windows to the rear elevation at first floor levels shall not be glazed otherwise than with fixed shut obscured glass, as indicated on approved drawing no. 0157-PA-011 Rev C, and shall thereafter permanently retained as such.

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

7) UNI

Notwithstanding the approved plans the repositioned wall pier and truncated wall shall match exactly the design, detailing and materials of the existing wall and pier.

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

8) UNI

The 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 policies QD1 and HE6 of the Brighton & Hove Local Plan.

9) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles

belonging to the occupants of and visitors to the development hereby approved.

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

10) UNI

The hardstanding 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.

11) UNI

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

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

12) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 3rd June 2014 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.

13) UNI

No development shall take place 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.

14) UNI

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

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

15) UNI

No development shall take place until full details of the proposed windows and doors and their reveals and cills have been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 scale elevational drawings and sections and 1:1 scale joinery sections. 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 policies QD1 and HE6 of the Brighton & Hove Local Plan.

16) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include details of hard surfacing, boundary treatments and planting of the development including two trees to compensate for the trees to be removed from the site.

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.

17) UNI

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

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

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall take place until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 5 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

19) UNI

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such thereafter.

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

20) UNI

The hereby approved cast iron sliding gate shall be installed in accordance with the approved plans prior to the occupation of the development hereby permitted 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.

21) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the hereby approved residential unit shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

22) UNI

The new 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.

23) 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.

24) 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.

25) UNI

The development hereby permitted shall be carried out in accordance with 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 & Topo. Plans, Proposed Block Plan and Existing Photograph	0157-PA-001	-	21st May 2014
Existing and Proposed Streetscenes	0157-PA-011	Rev. C	26th August 2014
Proposed Drawings	0157-PA-011	Rev. C	26th August 2014

BH2014/01929

Flat 5 2 Grand Avenue Hove

Application for Approval of Details Reserved by Condition 4 of application BH2013/02690.

Applicant: Steven Hill

Officer: Helen Hobbs 293335

Approved on 03/09/14 DELEGATED

BH2014/01955

50 Ashley Court 18-19 Grand Avenue Hove

Replacement of existing timber windows to front and side elevations with UPVC windows.

Applicant: Ms Sara Al-Aswad

Officer: Christine Dadswell 292205

Approved on 03/09/14 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			13 June 2014
Existing partial flat plan and elevations	1108 01A		25 June 2014
Proposed partial flat plan and elevations	1108 02A		25 June 2014

BH2014/02008

Flat 1 15 Fourth Avenue Hove

Erection of a single storey detached outbuilding in rear garden.

Applicant: Dr David Sheard

Officer: Helen Hobbs 293335

Refused on 11/09/14 DELEGATED

1) UNI

The proposed outbuilding, due to its excessive size, design and siting represents an overdevelopment of the site and would appear discordant to the main dwelling. The proposal would therefore cause significant harm to the character and appearance of the existing property, streetscene and surrounding conservation area. The proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2014/02066

Garden Flat 30 Tisbury Road Hove

Replacement of existing rear door with sash window.

Applicant: Mr Jeremy Gautrey

Officer: Helen Hobbs 293335

Approved on 11/09/14 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

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

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

Plan Type	Reference	Version	Date Received
Location and block plans	01		17th July 2014
East elevation and plans	02		17th July 2014

BH2014/02249

9 St Aubyns Hove

Alterations to rear fire escape.

Applicant: 9 St Aubyns (Hove) Ltd

Officer: Benazir Kachchhi 294495

Approved on 11/09/14 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 ironwork embedded in the structure is to be removed and the areas made good to match the surrounding surfaces in matching materials, profiles and finishes.

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

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

Plan Type	Reference	Version	Date Received
Site and location plan	AC/9SA/01		08 July 2014
Existing and proposed elevations	AC/9SA/02		17 July 2014

GOLDSMID

BH2013/03904

St Annes Convent 3 & 3a Lansdowne Road Hove

Application for approval of details reserved by condition 11 of application BH2012/01702.

Applicant: P D Harris Ltd

Officer: Adrian Smith 290478

Split Decision on 12/09/14 DELEGATED

1) UNI

the details pursuant to condition 11a subject to full compliance with the submitted details.

1) UNI

the details pursuant to condition 11b are NOT APPROVED for the reason(s) set out below.

1. No BRE issued Design Stage Certificate has been submitted to meet the requirements of condition 11b, contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2014/00959

19 The Upper Drive Hove

Application for Approval of Details Reserved by Conditions 6, 7, 8a, 8b, 9, 10, 11, 12, 15 and 16 of application BH2010/01319

Applicant: Cotes Developments

Officer: Jason Hawkes 292153

Approved on 17/09/14 DELEGATED

BH2014/01135

4 Granville Road Hove

Conversion of existing four bedroom House in Multiple Occupation (C4) and one bedroom flat to form 5no one bedroom flats (C3) with associated alterations including loft conversion incorporating rear dormer, rear and front rooflights and alterations to fenestration.

Applicant: Bayleaf Homes
Officer: Paul Earp 292454
Refused on 04/09/14 DELEGATED

1) UNI

The proposed development would result in the loss of an HMO, for which there is an identified need in the city as recognised in the Housing Strategy 2009-2014. The application has failed to justify the loss of this HMO which is contrary to policy HO14 of the Brighton & Hove Local Plan.

2) UNI2

The application does not provide a mix of unit sizes and fails to justify the loss of this form of accommodation for which there is an identified need. The application therefore fails meet the requirements of policy HO3 and HO14 of the Local Plan and CP19 of the City Plan and paragraph 50 of the National Planning Policy Framework.

3) UNI3

The proposal to create five self contained units is considered an overdevelopment of the site. The unit within the second floor would result in poor amenity for future occupiers with limited usable space and poor outlook. The proposal results in accommodation which is below the standard the council would reasonably expect and contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed front roof lights, by reason of their siting and number would result in a cluttered and unbalanced appearance to the detriment of the character and appearance of the existing property. The roof lights are considered contrary to the advice contained in SPD12 Design Guide for Extensions and Alterations and policy QD14 of the Brighton & Hove Local Plan.

BH2014/01417

3 Furzedene Furze Hill Hove

Erection of a single storey front extension with replacement of existing balustrading to front balcony and alterations to fenestration.

Applicant: Simon Horsfield
Officer: Joanne Doyle 292198

Approved on 16/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	LH14-372-100	A	04 Sep 2014
Existing Floor Plans	LH14-372-101		01 May 2014
Existing Elevations & Section	LH14-372-102		01 May 2014
Proposed Floor Plans	LH14-372- 101	C	12 Aug 2014
Proposed Elevations & Section	LH14-372-202	B	12 Aug 2014

BH2014/01439

Car Park at 121-123 Davigdor Road Hove

Permanent use of land as hand car wash with associated parking.
(Retrospective)

Applicant: Mr F Gjona

Officer: Christopher Wright 292097

Approved on 01/09/14 DELEGATED

1) UNI

Within 1 calendar month from the date of this decision, an Operational Management Plan providing details of how the car wash use functions shall be submitted to the Local Planning Authority for written approval. The submitted plan shall clearly demonstrate how the car wash will function including how at peak times queues will be managed to prevent vehicles queuing back onto the public highway and how and where vehicles will be parking before and after washing. The car wash use shall operate in accordance with the details approved in writing by the Local Planning Authority thereafter.

Reason: To ensure safe development that can provide for the demand for travel the use generates, to address congestion and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	13/06/05/03		2 May 2014
Block Plan	12/02/01/04		2 May 2014
Block Plan	11/02/02/08		2 May 2014

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 18.00 each day.

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

BH2014/01530

10 The Upper Drive Hove

Erection of single storey side extension, widening of driveway, alterations to fenestration and other associated alterations.

Applicant: David Hindmarch

Officer: Joanne Doyle 292198

Approved on 04/09/14 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	YO99-A02		09 May 2014
Block Plan	YO99-A01		09 May 2014
Existing Floor & Roof Plans	YO99-A03		09 May 2014
Existing Elevations	YO99-A04		09 May 2014
Proposed Floor & Roof Plans	YO99-D01		09 May 2014
Proposed Elevations	YO99-D02		01 Sep 2014

BH2014/01638**Flat 1 68 Wilbury Road Hove**

Erection of a conservatory to rear elevation to replace existing with steps.

Applicant: Leslie Barber

Officer: Allison Palmer 290493

Approved on 28/08/14 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
Photos			19 May 2014
Site plan, block plan, existing elevations & floorplan, proposed elevations & floorplans	23202.03		19 May 2014

BH2014/01989**Top Flat 86 Goldstone Road Hove**

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

Applicant: Brian O'Neill

Officer: Joanne Doyle 292198

Approved on 16/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Elevations	BO_01		18 Jun 2014
Existing Plans & Sections	BO_02		18 Jun 2014
Proposed Floor Plans Elevations & Section	BO_03 01	D	04 Sept 2014

BH2014/02053

86 Goldstone Villas Hove

Change of use of ground floor from taxi office (sui generis) to mixed use for retail (A1) and financial and professional services (A2).

Applicant: Cycle Brighton

Officer: Christopher Wright 292097

Approved on 03/09/14 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			23 Jun 2014
Floor Plan Existing			30 Jun 2014
Floor Plan Proposed			30 Jun 2014

BH2014/02073

44 Hove Park Villas Hove

Erection of single storey rear extension.

Applicant: Mr Ben Hatch

Officer: Lorenzo Pandolfi 292337

Approved on 29/08/14 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 & Block Plans	CH611/001		23/06/2014
Existing Plans	CH611/002		23/06/2014
Existing Plans, Elevations & Sections	CH611/003		23/06/2014
Proposed Plans	CH611/011		23/06/2014
Proposed Plans, Elevations & Sections	CH611/012		23/06/2014

BH2014/02162

1 Hove Park Villas Hove

Change of use from mixed use of retail and counselling and therapy (sui generis) to mixed use of retail and tattoo studio (sui generis).

Applicant: Mr Adrian Stacey

Officer: Jason Hawkes 292153

Approved on 04/09/14 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 not be open or in use except between the hours of 08.00 and 21.00 hours on Monday to Friday, and between 09.00 to 21.00 hours on Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenities of the locality in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			3rd July 2014
Plan as Existing	0.01		30th June 2014
Plan as Proposed	0.02		30th June 2014

BH2014/02169

64 Goldstone Villas Hove

Conversion of lower ground floor from shop (A1) to 1no one bedroom self-contained flat (C3), with installation of entrance door and window to side and French doors to rear.

Applicant: Mr Dinesh Shukla

Officer: Christopher Wright 292097

Approved on 05/09/14 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 new window and French doors hereby permitted shall be painted softwood with concealed trickle vents the window shall be a double hung vertical sliding sash. Both the window and French doors shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing/proposed floor plans and elevations; Section a-A; Location/block plans.	1262014/01		30 Jun 2014

5) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 30th June 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

BH2014/02174

Land Rear of 75 Lyndhurst Road Hove

Demolition of existing garage and erection of a single storey dwelling house.

Applicant: Luisa Morelli

Officer: Liz Arnold 291709

Refused on 17/09/14 DELEGATED

1) UNI

The proposed dwelling by reason of its design, excessive footprint, form, detailing, finish materials, limited plot size and the required reduction in the plot size of no. 75 Lyndhurst Road, would result in a development that fails to reflect the immediate character of the Lyndhurst Road and Silverdale Avenue streetscenes and the wider surrounding area, compromising the quality of the

local environment. The proposal represents an incongruous and cramped form of development and an overdevelopment of the site. This identified harm would outweigh the benefit of additional housing and as such is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed scheme would not include a suitably sized useable outside private amenity area which would be appropriate for a family sized dwelling. The scheme would therefore be harmful to the amenity of future occupiers, contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The outlook from the proposed bedrooms would be oppressive, resulting in a sense of enclosure, as a result of the height of the proposed screening adjacent to the proposed bedroom window/glazed door and the proximity of the related openings to the screening. Therefore the proposal would provide a poor standard of accommodation harmful to the amenity of future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02427

81 Davigdor Road Hove

Hip to gable roof extension with dormer to rear and replacement of existing side window at first floor level.

Applicant: Mrs Pam Sardy

Officer: Joanne Doyle 292198

Refused on 17/09/14 DELEGATED

1) UNI

The proposed gable end roof extensions would appear an inappropriate addition which would harm the character and appearance of the existing property, and would appear incongruous within this section of Davigdor Road. Furthermore, the proposed rear dormer, by reason of its size, bulk, design and materials, would appear an overly dominant addition which would create a top-heavy appearance to the building. The proposal would detract from the character and appearance of the existing property and wider surrounding area and is contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed gable end roof extensions, by virtue of their massing and bulk in close proximity to side dormer windows at 79 and 83 Davigdor Road, represent an un-neighbourly form of development that would appear overbearing, resulting in a significant loss of outlook and an increased sense of enclosure, for occupants of adjoining properties. The proposal therefore is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

HANGLETON & KNOLL

BH2014/01467

10 West Way Hove

Erection of detached garage and conversion of existing garage to ancillary accommodation incorporating formation of pitched roof with rooflights.

Applicant: Robert Hollway

Officer: Mark Thomas 292336

Approved on 08/09/14 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 annexe conversion hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to a self-contained unit.

Reason: In order to protect the amenities of neighbouring properties and in accordance with policies 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 site plan			19.05.2014
Proposed site plan			21.07.2014
Proposed garage conversion			04.09.2014
Proposed elevations			21.07.2014
Proposed garage			11.07.2014

BH2014/02204

7 Poplar Avenue Hove

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

Applicant: Tania Sierra Measures

Officer: Benazir Kachchhi 294495

Approved on 01/09/14 DELEGATED

BH2014/02293

79 Lark Hill Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: David Beaken

Officer: Benazir Kachchhi 294495

Refused on 02/09/14 DELEGATED

1) UNI

The proposed erection of single storey extensions to side and rear is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended by the 2008 Order.

BH2014/02414

126 Stapley Road Hove

Erection of conservatory and single storey extension to the rear.

Applicant: Mr Sherwood & Miss Goodman

Officer: Helen Hobbs 293335

Refused on 11/09/14 DELEGATED

1) UNI

The proposed extensions, by virtue of their size, siting, design and roof form, relate poorly to existing property and form a discordant and overdeveloped appearance, detracting from the character and appearance of the existing dwelling and the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide on Extensions and Alterations (SPD12).

BH2014/02431

40 Holmes Avenue Hove

Erection of 2no two storey three bedroom houses.

Applicant: Mr M Morley

Officer: Liz Arnold 291709

Refused on 11/09/14 DELEGATED

1) UNI

The proposed dwellings by reason of their design, form, excessive footprints, detailing, finish materials, limited plot depths and the required reduction in the plot size of no. 40 Holmes Avenue, would result in a development that fails to reflect the immediate character of the Holmes Avenue and Wayfield Avenue street scenes and the wider surrounding area, compromising the quality of the local environment. The proposal represents an incongruous and cramped form of development and an overdevelopment of the site. This identified harm would outweigh the benefit of additional housing and as such is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The scheme does not include a suitably sized useable outside private amenity area which would be appropriate for a family sized dwelling. The scheme would therefore be harmful to the amenity of future occupiers, contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposal by virtue of its scale, bulk and massing in close proximity to the boundary with no. 42 Holmes Avenue would represent an unneighbourly form of development which would appear overbearing and oppressive when viewed from the garden area of the northern neighbouring property in addition to resulting in actual and perceived overlooking and loss of privacy to the garden areas of the northern neighbouring properties located on Holmes Avenue. The proposal would have a harmful impact on neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed dwellings would be constructed on existing undeveloped land and therefore should be constructed to meet Level 5 of the Code for Sustainable Homes. The applicant has failed to justify that Level 4 as proposed within the application should be accepted. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08, Sustainable Building Design.

NORTH PORTSLADE

BH2014/01668

Portslade Aldridge Community Academy Chalky Road Portslade

Application for variation of condition 12 of application BH2012/03323 (Variation of condition 2 of application BH2012/00733 following original permission BH2011/02824) to allow for the relocation of the new refuse store.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 02/09/14 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	HKS-A-L-20-0	A	29th October 2012

	01		
Proposed Ground Floor Plan	HKS-A-L-20-011	K	18th October 2012
Proposed First Floor Plan	HKS-A-L-20-012	K	18th October 2012
Proposed Second Floor Plan	HKS-A-L-20-013	K	18th October 2012
Proposed Roof Plan	HKS-A-L-20-014	E	18th October 2012
Proposed North Elevation	HKS-A-L-20-021	D	18th October 2012
Proposed South, East and West Elevations Views 6/7/8/9/10	HKS-A-L-20-022	D	18th October 2012
Brise Soleil Details			21st January 2013
Proposed Canopy Sections	HKS-A-A-L-00	01	21st January 2013
Proposed Elevation Sheet 6	HKS-A-L-X55	01	21st January 2013
Existing Block Plan	HKS-A-L-20-002	A	21st September 2011
Proposed Block Plan	HKS-A-L-20-003	A	21st September 2011
Existing Ground Floor Plan	HKS-A-L-20-005	A	21st September 2011
Existing First and Second Floor Plan	HKS-A-L-20-006	A	21st September 2011
Existing Roof Plan	HKS-A-L-20-007	A	21st September 2011
Existing and Proposed Sports Hall Plan: Ground Floor / First Floor / Roof Plan	HKS-A-L-20-008	A	21st September 2011
Existing & Proposed Elevations: View 1	HKS-A-L-20-035	A	21st September 2011
Existing & Proposed Elevations: view 2	HKS-A-L-20-036	A	21st September 2011
Existing & Proposed Elevations: Views 3/4/4A/11	HKS-A-L-20-037	A	21st September 2011
General Arrangement Plan	PL.90.100	P2	6th January 2012
Access and Circulation Plan	PL.91.103	P5	16th December 2011
Soft Works Plan	PL.94.102	P2	6th January 2012
Tree Retention and Removal Plan	PL.94.104	P1	21st September 2011
Hard Works Plan	PL.95.101	P2	6th January 2012
Existing Site Layout	SK100	D1	21st September 2011
Proposed Drainage Strategy	SK101	D1	21st September 2011
Swept Path Analysis - Large Refuse Vehicle - Entering the Site - Layout B	T306	D1	27th January

2) UNI

Within three months of occupation of the development the Framework Travel Plan for the development shall be updated to a Full Travel Plan and submitted to

the Local Planning Authority. The Full Travel Plan shall be approved in writing by the Local Planning Authority and shall be implemented as approved thereafter and be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.

3) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

Reason: To protect the amenity of adjacent residents and in accordance with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The development shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) received on the 20th February 2012, approved under BH2012/00480, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate environmental protection is in place to safeguard neighbouring amenity in compliance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The proposed signage and markings within the car park (drawings nos: C410/D3 and C411/D3 received on the 4th July 2012 and approved under BH2012/00480) shall be fully implemented prior to occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, and thereafter be retained as such.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and in accordance with policies QD27 and TR7 of the Brighton & Hove Local Plan.

6) UNI

The cycle parking details (drawings nos: PL.97.810/P1, PL.90.201, PL.90.202, PL.90.203 & PL.90.204 received on the 20th February 2012 and approved under BH2012/00480) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The cycle parking 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.

7) UNI

The proposed road treatments, surface water drainage, outfall disposal and street lighting (drawings nos: C400/D3, C401/D1, C402/D1, C306/D3 & C400/307 received on the 20th and 29th February 2012 and approved under BH2012/00480) shall be fully implemented prior to the occupation of the building, unless otherwise agreed in writing by the Local Planning Authority. The road treatments, surface water drainage, outfall disposal and street lighting shall thereafter be retained for use at all times.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with Local Plan policies TR1, TR7, and TR8 of the Brighton & Hove Local Plan.

8) UNI

Within 2 months of the date of this permission, a Framework Travel Plan for the development shall be submitted for the approval of the Local Planning Authority. The Framework Travel Plan shall be implemented as approved thereafter.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.

9) UNI

The proposed foul and surface water sewerage disposal details (drawing nos: C306/D3 & C307/D3 received on the 29th February 2012 and approved under BH2012/00480) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The means of foul and surface disposal shall thereafter be retained for use at all times.

Reason: In the interests of appropriate foul and surface water disposal from the site and in accordance with policies SU2 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The finished floor levels and height of the development (drawing nos: C401/D1, C402/D1, HKS-A-L-20-20/D, HKS-A-L-20-21/D & HKS-A-L-20-22/D received on the 20th February 2012 and approved under BH2012/00480) shall fully accord with the approved details.

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

11) UNI

The development shall be implemented using the materials (drawing nos: HKS-A-L-20-021/D & HKS-A-L-20-022/D received on the 26th July 2012 and approved under BH2012/02332), unless otherwise agreed in writing by the Local Planning Authority and thereafter be retained as such.

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

12) UNI

Within 2 month of the date of this permission, the refuse storage (drawing no. PL.90.201/C8 Detail Layout Plan 01) shall be fully constructed and made available for use, unless otherwise agreed in writing by the Local Planning Authority. The refuse storage facilities shall thereafter be retained for use at all times.

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

13) UNI

Within 3 months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority, the following shall be submitted:

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

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and 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 &

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

14) UNI

The scheme shall be implemented in accordance with the Preliminary Rainwater Reclaim Assessment (drawing nos: 60219856-P-VAR-DET-XX-001/A3, 60219856-P-RWH-PLN-UG-002/A0, 60219856-P-RWH-PLN-01-003/A0 & 60219856-P-RWH-PLN-02-004) received on the 20th February 2012 and approved under BH2012/00480.

Reason: To ensure the development is sustainable in terms of rain water harvesting and in accordance with policy SU2 and SPD8: Sustainable Building Design of the Brighton & Hove Local Plan.

15) UNI

The landscaping (drawing nos: PL.90.105/P7, PL.90.201/P9, PL.90.202/P9, PL.90.203/P9, PL.90.204/P9, PL.90.300/P4, PL.90.301/P5 & PL.90.302/P4 received on the 20th February 2012 and approved under BH2012/00480) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The landscaping shall thereafter be retained for use at all times.

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.

16) 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.

17) UNI

The development shall be implemented in accordance with Ground Investigation Reports and details relating to land contamination submitted on the 20th February and 27th April 2012, approved under BH2012/00480. The development shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by Campbell Reith (or such competent person as agreed by the Local Planning Authority) that the provisions approved under BH2012/00480 have been fully implemented (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved.

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.

18) UNI

Within 3 months of the date of this permission, a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

19) UNI

The development shall be implemented in accordance with the details and drawing of the proposed Lighting Strategy (drawing no: TLL/S/0122748/EX/R3/230412) received on the 9th May 2012, approved under BH2012/01468. The approved installation shall be maintained and operated in accordance with the approved details thereafter.

Reason: In the interests of residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.

20) UNI

The development shall be implemented in accordance with Biodiversity Reports received on the 20th February and 14th June 2012, as approved under BH2012/00480. The scheme shall be carried out in full as approved and thereafter retained as such.

Reason: In order secure suitable Biodiversity measures on site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

21) UNI

The development shall be implemented in accordance with the details of the proposed plant enclosure adjacent the Sports Centre (drawing no. HKS-A-L-20-015/A) received on the 20th February 2012, approved under BH2012/00480. The enclosure shall be constructed in accordance with the agreed details and thereafter retained as such.

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

22) 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 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.

23) UNI

The car parking provision during the construction of the development will be provided on a phased basis in accordance with the car parking phasing plans, as outlined in the Planning Statement received on the 7th March 2012 and the approved drawings nos. HKS-A-L-99-01/A Rev 2; HKS-A-L-99-01/B Rev 2; HKS-A-L-99-01/C Rev 2 and HKS-A-L-99-01/D Rev 2 received on the 26th March 2012, approved under BH2012/00733, unless otherwise agreed with Local Planning Authority in writing.

Reason: To ensure the adequate parking for the users of the Academy, library and Sports Centre, to ensure the safety of persons and vehicles entering and leaving the site and to comply with Local Plan policies TR1, TR7 & TR19 of the Brighton & Hove Local Plan.

24) UNI

All trees to remain on site, as shown on drawing PL.94.104/P1, should be protected to standard BS 5837 (2005) Trees in Relation to Construction prior to any development commencing. All pruning operations should be carried out in accordance with BS 3998 (2010) Recommendations Tree Pruning Operations.

Reason: To protect the trees to retained on site and in accordance with policy QD16 of the Brighton & Hove Local Plan.

BH2014/01952

11 North Lane Portslade

Erection of single storey rear extension.

Applicant: Bongani Nkomo

Officer: Lorenzo Pandolfi 292337

Approved on 08/09/14 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 and Block Plans	2014-11NL-005		12/06/2014
Existing Elevation, Floor and Roof Plan	2014-11NL-001		12/06/2014
Proposed Elevation, Floor and Roof Plan	2014-11NL-002		12/06/2014

SOUTH PORTSLADE

BH2014/00462

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

Application for Approval of Details Reserved by Conditions 16, 22, 25, 26 and 28 of application BH2013/01278.

Applicant: Taylor Wimpey South West Thames

Officer: Jason Hawkes 292153

Approved on 05/09/14 DELEGATED

BH2014/00685

103-105 Abinger Road Portslade

Application for Approval of Details Reserved by Conditions 3, 4, 5 and 8 of application BH2013/03050.

Applicant: Gardener Developments Ltd

Officer: Andrew Huntley 292321
Approved on 28/08/14 DELEGATED

BH2014/01882

131 Mill Lane Portslade

Display of 2 no externally illuminated fascia signs.

Applicant: WM Morrison Supermarkets PLC

Officer: Christopher Wright 292097

Approved on 04/09/14 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.

BH2014/01983

20 Church Road Portslade

Conversion of existing retail unit (A1) and flat to single dwelling (C3).

Applicant: Mrs S Dhajan

Officer: Jason Hawkes 292153

Approved on 16/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			12th June 2014
Existing Front Elevation and Existing Ground & First Floor Plan	06/235/01	A	12th June 2014
Proposed Front Elevation and Proposed Ground & First	06/235/02		12th June 2014

Floor Plan			
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6) 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.

BH2014/02019

80-96 Blakers Court Locks Crescent Portslade

Replacement of existing roof tiles with steel tiles.

Applicant: Brighton & Hove City Council

Officer: Tom Mannings 292322

Approved on 03/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The roof shall be finished in Decra Classic Pantile Steel Tiles (specification Teak) and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			18th June 2014
Roof Plan			9th July 2014
Tile Specification Supporting Documents (17 pages)			18th June 2014
Decra Classic Tile Drawings and Details (43 pages)			18th June 2014

BH2014/02021

62-78 Kemps Court Locks Crescent Portslade

Replacement of existing roof tiles with steel tiles.

Applicant: Brighton & Hove City Council

Officer: Tom Mannings 292322

Approved on 03/09/14 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			
Roof Plan			9th July 2014
Tile Specification Supporting Documents (17 pages)			18th June 2014

3) UNI

The roof shall be finished in Decra Classic Pantile Steel Tiles (specification Teak) and shall be retained as such thereafter.

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

BH2014/02287

The Coach House South Street Portslade

Prior approval for change of use from offices (B1) to residential (C3) to form 5no dwellings.

Applicant: Spear Development Ltd

Officer: Christine Dadswell 292205

Prior Approval is required and is approved on 01/09/14 DELEGATED

BH2014/02327

15 Vale Road Portslade

Formation of vehicle crossover incorporating revised front boundary wall.

Applicant: Mr Lee Peters

Officer: Benazir Kachchhi 294495

Approved on 03/09/14 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	BR1106 - 104		14 July 2014
Block Plan	BR1106 - 105		14 July 2014
Existing and proposed dropped curb for vehicle access	BR1106 - 105		14 July 2014

BH2014/02356

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

Application for approval of details reserved by condition 4 of application BH2013/01278.

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Approved on 28/08/14 DELEGATED

BH2014/02372

48 Mill Lane Portslade

Erection of single storey garage to side elevation and single storey extension to rear. (Part retrospective).

Applicant: Mr Richard Berriman

Officer: Benazir Kachchhi 294495

Approved on 10/09/14 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 and block plan	14/01-02		16 July 2014
Existing ground floor plan	14/01-03		16 July 2014
Existing elevations	14/01-04		16 July 2014
Proposed floor plan and elevations	14/01-01		16 July 2014

BH2014/02382

2 Gordon Road Portslade

Erection of a single storey rear extension.

Applicant: Mr N Man

Officer: Tom Mannings 292322

Approved on 16/09/14 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			16/07/14
Block Plan			16/07/14
Existing and Draft Proposal	Mm/01/Gor2		4/09/14

BH2014/02389

47 Fairfield Gardens Portslade

Erection of a single storey rear extension. (Part Retrospective)

Applicant: David Noyes

Officer: Helen Hobbs 293335

Approved on 08/09/14 DELEGATED

1) UNI

Conditions:

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

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

Plan Type	Reference	Version	Date Received
Plans and elevations as existing	03		14th July 2014
Plans and elevations as proposed	04		14th July 2014

BH2014/02396

11 Fairfield Gardens Portslade

Erection of single storey rear extension and conversion of existing garage into habitable living space.

Applicant: Michael Slade

Officer: Benazir Kachchhi 294495

Approved on 11/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			15 July 2014
Block plan			15 July 2014
Existing plans and elevations			15 July 2014
Proposed plans and elevations			15 July 2014

BH2014/02398

14 Fairway Crescent Portslade

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to rear elevation and front rooflights.

Applicant: Ms A Dobell

Officer: Lorenzo Pandolfi 292337

Approved on 10/09/14 DELEGATED

BH2014/02805

Chandlers BMW Victoria Road Portslade

Non Material Amendment to BH2013/01851 to change rectangular bay window on the left hand side of the front elevation to flat window, remove altogether proposed rectangular bay window on the right hand side of front elevation and infill with rendered panel. Reduce size of vehicle high light display platform and minor changes to grassed and paved area in front of building.

Applicant: Barons & Chandlers

Officer: Mark Thomas 292336

Refused on 15/09/14 DELEGATED

HOVE PARK

BH2014/00799

17 Goldstone Crescent Hove

Application for variation of condition 2 of application BH2013/02613 (Demolition of existing three bedroom single dwelling and erection of part three/part four storey block of 7 no flats) to permit material alterations including addition of lift, relocation of cycle store to Northern elevation within an enclosure and addition of windows to common staircase.

Applicant: JB Howard Properties Ltd

Officer: Helen Hobbs 293335

Approved on 04/09/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 29/04/2016.

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

Other than the balcony areas identified in the approved drawings, access to the flat roofs to the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs 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 policy QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

Reason: To reduce the risk of flooding and pollution and increase the level of

sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

The development hereby permitted shall not be occupied until the privacy screens to the roof terrace as detailed on drawing no.TA725/14 rev B received on 25 September 2013 have been installed. The screens shall be retained at all times.

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

8) UNI

The development hereby permitted shall at all times be undertaken in accordance with the arboricultural method statement contained within the Arboricultural Report received on the 25 September 2013. All trees identified for retention within the submitted Arboricultural Report shall be protected to BS5837 (2005) in accordance with the approved method statement throughout all development works.

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

9) UNI

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

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

10) UNI

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

11) UNI

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

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

12) UNI

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

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

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

13) UNI

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

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

14) UNI

No development shall commence until a survey of the site to identify the presence or otherwise of badgers been submitted to and approved in writing by the Local Planning Authority in accordance with the details submitted in the Preliminary Ecological Appraisal received on 31 July 2013. The survey shall be carried out no earlier than six months prior to the commencement of works and in the event badger setts are found to be present within the site no development shall commence until a mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved mitigation strategy.

Reason: To ensure the protection of any protected species and to comply with Policy QD18 of the Brighton & Hove Local Plan.

15) 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.

16) 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.

17) 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.

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that 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.

19) 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.

20) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed block plan and site location plan	TA725/09	D	20th March 2014
Proposed site layout	TA725/10	E	12th March 2014
Proposed ground floor plan	TA725/11	B	12th March 2014
Proposed first floor plan	TA725/12	B	12th March 2014
Proposed second floor plan	TA725/13	B	12th March 2014
Proposed third floor plan	TA725/14	D	12th March 2014
Street elevations	TA725/15	C	12th March 2014
Proposed sections	TA725/16	C	12th March 2014
Proposed front (west) elevation	TA725/17	C	12th March 2014
Proposed rear (east) elevation	TA725/18	D	12th March 2014
Proposed side elevation	TA725/19	C	12th March 2014
Proposed side elevation	TA725/20	D	12th March 2014

BH2014/01407

17 Hill Drive Hove

Remodelling of existing bungalow to form a 3no bedroom house with garage and associated works in rear garden area (Part-Retrospective).

Applicant: Jonathan Paxton

Officer: Liz Arnold 291709

Refused on 08/09/14 DELEGATED

1) UNI

The development by reason of its design and detailing would appear unduly dominant and create a contrast and sense of bulk which, in relation to adjoining properties and the wider surrounding area, would harm the existing character and

appearance of Hill Drive. The development therefore fails to respond sufficiently to the character and appearance of the existing built environment, and is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 on Design Guide for Extensions and Alterations .

2) UNI2

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

3) UNI3

The applicant has failed to provide sufficient information in relation to the works recently undertaken in the rear garden area of the site, including alterations to land levels, the construction of new boundary walls and the construction of an outbuilding. As such the Local Planning Authority is unable to fully assess the impacts that these works have had upon the visual amenities of the site and wider area and the impacts upon the amenities of neighbouring properties. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01552

215 Nevill Road Hove

Erection of detached dwelling to rear of existing property fronting Goldstone Way incorporating new vehicular crossover.

Applicant: Mr & Mrs C Durrant

Officer: Jason Hawkes 292153

Approved on 05/09/14 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 new dwelling hereby permitted shall be constructed to Lifetime Home standards prior to first occupation and shall be retained as such thereafter.

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

3) UNI

The hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surfaces 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

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

before the development is occupied.

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse 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 development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

7) UNI

No development shall take place until 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

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

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

10) UNI

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

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

11) UNI

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

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

12) UNI

The scheme shall be implemented strictly in accordance with existing and proposed ground level land survey plans (drawing nos. 847/11, 847/12A, 847/13A & 847/23) submitted with the application.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

14) UNI

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

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

15) UNI

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

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and SPG4.

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
Layout Plans	847/01	A	9th May 2014
Elevations	847/02	A	9th May 2014

Site Plan	847/03		9th May 2014
Contextual Elevations	847/04	A	9th May 2014
Site & Location Plans	847/05	A	21st May 2014
Plan as Existing	847/11		9th May 2014
Levels Survey	847/12	A	9th May 2014
Sections through Site	847/13	A	9th May 2014
Hard & Soft Landscaping	847/14	A	9th May 2014
Site Plan	847/18	B	9th May 2014
Retaining & Boundary Wall and Fence Details	847/23		9th May 2014

BH2014/01666

178 Nevill Road Hove

Creation of vehicle crossover and dropped kerb.

Applicant: Mrs Kellie Bryan

Officer: Tom Mannings 292322

Approved on 03/09/14 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			7th July 2014
Block Plan			7th July 2014
Existing Plan			7th July 2014
Proposed Plan			7th July 2014

BH2014/01775

287 & 289 Dyke Road Hove

Alterations to rear parking area including erection of disabled access ramp and new plant room for existing indoor swimming pool.

Applicant: Care Management Group

Officer: Andrew Huntley 292321

Approved on 03/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			03.06.2014
Existing Plan	14/088/01		09.06.2014
Survey Drawing	14/094/01	A	09.06.2014
Proposed Plan & Elevations	14/094/02	A	09.06.2014
Proposed Block Plan	14/088/02	B	09.06.2014

BH2014/01927

163 Woodland Avenue Hove

Erection of two storey rear/side extension and first floor front/side extension over existing garage with extension to roof and erection of front porch.

Applicant: Mr & Mrs Mark Lowrence

Officer: Christopher Wright 292097

Approved on 16/09/14 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			11 Jun 2014
Block Plan			24 Jun 2014
As Existing	0501-1		11 Jun 2014
Proposed Plans	0501-3		11 Jun 2014
Ground Floor Plan	0501-4		11 Jun 2014
First Floor Plan	0501-5		11 Jun 2014
Roof Plan	0501-6		11 Jun 2014
As Existing North & South Elevations	0501-1A		22 Jul 2014
Proposed Elevations	0501-3B		4 Jul 2014

BH2014/01960**8 Hove Park Road Hove**

Creation of new rear terrace with steps to garden.

Applicant: Mr Gawaine Lewis

Officer: Christine Dadswell 292205

Approved on 28/08/14 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 details of a privacy screen to be installed along the east side of the terrace have been submitted to and approved in writing by the Local Planning Authority. The screen should be 1.8 metres high. The scheme shall be implemented in strict accordance with the approved details and shall thereafter be retained as such.

Reason: To ensure an appropriate scheme of screening, to protect the residential amenity of adjacent occupiers and to accord with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			26 June 2014
Block Plan			26 June 2014
Existing North East Elevation			01 July 2014
Existing South West Elevation			01 July 2014
Existing and Proposed Rear Elevation			01 July 2014
Existing Plans			01 July 2014
Proposed North East Elevation			01 July 2014
Proposed South West Elevation			01 July 2014
Proposed Plans			01 July 2014

BH2014/02051**86 Goldstone Villas Hove**

Change of use of basement from workshop (B1) to retail (A1) incorporating bicycle hire business with bicycle storage and maintenance.

Applicant: Mr Stephen Bell

Officer: Christopher Wright 292097

Refused on 05/09/14 DELEGATED

1) UNI

The proposal fails to demonstrate that the current employment generating use is genuinely redundant or that the premises are no longer suitable for employment generating uses. As such the proposal is contrary to the requirements of policies EM3 and EM6 of the Brighton & Hove Local Plan.

BH2014/02138

113 Woodland Avenue Hove

Erection of single storey front and rear extensions and raising of roof height. (Part retrospective)

Applicant: Mr Chris Heasman

Officer: Helen Hobbs 293335

Approved on 11/09/14 DELEGATED

1) BH03.03

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Pre-existing floor plan and rear elevation	0000		17th July 2014
Existing layout	001		14th July 2014
Existing elevations	002		14th July 2014
Proposed layout	003		14th July 2014
Proposed elevations	004		14th July 2014
Street and block plan	004		26th June 2014

BH2014/02163

25 The Droveaway Hove

Installation of glass balustrade at second floor level.

Applicant: Mr A Standing

Officer: Lorenzo Pandolfi 292337

Refused on 28/08/14 DELEGATED

1) UNI

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

2) UNI2

The proposed second floor roof terrace would result in the significant loss of amenity for the residents of the adjacent properties by way of direct overlooking and loss of privacy, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02288

The Ridings 27 Tongdean Avenue Hove

Erection of single storey rear extension with associated alterations to fenestration.

Applicant: Mr & Mrs Ian Steel

Officer: Lorenzo Pandolfi 292337

Approved on 04/09/14 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			08/07/2014
Site Plan	SP1J		08/07/2014
Part Ground Floor Plan of Utility Room as existing	2014-08/1		14/07/2014
Utility Area at Rear Elevation as existing	2014-08/2		14/07/2014
Ground Floor Plan as proposed	2014-08/10		08/07/2014
Elevations as proposed	2014-08/11		08/07/2014
Section A-A	2014-08/12		08/07/2014
Letter			08/07/2014
Site photos			

BH2014/02350

193 Goldstone Crescent Hove

Erection of conservatory extension to rear.

Applicant: Mr & Mrs Wood

Officer: Lorenzo Pandolfi 292337

Approved on 04/09/14 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			14/07/2014
Block Plan			14/07/2014
Existing Ground Floor Plan			14/07/2014

Proposed base/floor Plan, Existing and Proposed Elevations	14/07/2014		14/07/2014
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BH2014/02405

3 Kelly Road Hove

Certificate of lawfulness for proposed garden room to rear.

Applicant: Ms Caroline King

Officer: Benazir Kachchi 294495

Refused on 17/09/14 DELEGATED

BH2014/02487

4 Barrowfield Close Hove

Erection of 4 bedroom detached dwelling house.

Applicant: Mr & Mrs J T Platt

Officer: Liz Arnold 291709

Refused on 08/09/14 DELEGATED

1) UNI

The proposed development, by virtue of the excessive depth created by the proposed single storey rear section and positioning closer to the front boundary compared to neighbouring properties results in a development that would be out of keeping with the characteristic built form and positioning of the properties within Barrowfield Close. This contrast, in addition to the design and style of windows, would result in a development that is of detriment to the character and appearance of Barrowfield Close and wider surrounding area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2014/02491

9 Lullington Avenue Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Oliver Gospel

Officer: Christine Dadswell 292205

Approved on 04/09/14 DELEGATED

BH2014/02498

5 Landseer Road Hove

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating rear dormer, front rooflights and associated alterations.

Applicant: Mr Alberto Ticus

Officer: Robert Hermitage 290480

Approved on 03/09/14 DELEGATED

BH2014/02717

Park House Old Shoreham Road Hove

Non Material Amendment to BH2012/00114 to change from rear access ramp to steps, minor changes to windows in zinc cladding floors and 8no gas biler flues to Shoreham Road elevation.

Applicant: Denne Construction

Officer: Christopher Wright 292097

Approved on 05/09/14 DELEGATED

WESTBOURNE

BH2014/01462

10 Westbourne Place Hove

Application for Approval of Details Reserved by Condition 16ii of application BH2013/01175.

Applicant: Creative Developments

Officer: Adrian Smith 290478

Approved on 03/09/14 DELEGATED

BH2014/01744

60 Walsingham Road Hove

Erection of single storey rear extension with associated alterations.

Applicant: Ms E Payne & Mr P Spendley

Officer: Joanne Doyle 292198

Approved on 09/09/14 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 with the exception of the folding doors.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	1427/01	A	28 May 2014
Existing & Proposed Floor Plans & Elevations	1427/02	A	28 May 2014

BH2014/01951

15 Sackville Gardens Hove

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

Applicant: Neil Bradstock

Officer: Tom Mannings 292322

Refused on 04/09/14 DELEGATED

1) UNI

The application site is within the Sackville Gardens Conservation Area where the retention of front gardens is of significant importance in order to preserve the area's character. The proposal would differentiate the application site from the pattern and character of surrounding development and would harm the street scene in this section of Sackville Gardens. The proposal would fail to preserve or enhance the character or appearance of the Sackville Gardens Conservation Area and is contrary to QD14 and HE6 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 9, Architectural Features.

BH2014/02057

13 Aymer Road Hove

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2014/00534.

Applicant: Emma Habba

Officer: Christine Dadswell 292205

Approved on 28/08/14 DELEGATED

BH2014/02075

15 Mornington Mansions New Church Road Hove

Replacement of existing aluminium windows with UPVC.

Applicant: Miss Jess Grindley

Officer: Tom Mannings 292322

Refused on 01/09/14 DELEGATED

1) UNI

The replacement windows, by virtue of their material, frame profile and thickness, would create a poor contrast with remainder of the building and would represent incongruous and unsightly additions. The proposal would therefore significantly harm the character and appearance of the existing building and wider surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02165

121D Portland Road Hove

Replacement of existing garage with enlarged garage and associated alterations.

Applicant: Mr Howard Hamilton

Officer: Joanne Doyle 292198

Approved on 04/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	M43/01		30 Jun 2014
Existing Ground Floor Plan	M43/02		30 Jun 2014
Existing Front & Rear Elevations	M43/03		30 Jun 2014
Existing Side Elevations	M43/04		30 Jun 2014
Proposed Ground Floor Plan	M43/10		30 Jun 2014
Proposed Front & Rear Elevations	M43/11		30 Jun 2014
Proposed Side Elevations	M43/12		30 Jun 2014

BH2014/02391

25 Arthur Street Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 4no self contained flats.

Applicant: Mr D C Ajmi

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 09/09/14 DELEGATED

BH2014/02478**14 Princes Crescent Hove**

Replacement of existing wall hanging tiles.

Applicant: Mrs Samantha Bailey

Officer: Lorenzo Pandolfi 292337

Approved on 17/09/14 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

Informatives:

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

2. This decision to grant Planning Permission has been taken:

(i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:

3) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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			24/07/2014
Photos			21/07/2014
Technical Brochure			24/07/2014

BH2014/02785

6 Portland Road Hove

Non Material Amendment to BH2013/03750 for relocation of side door by approximately 1.5m towards the rear of the east side elevation due to external drainage pipes.

Applicant: Lindene GB Promotions

Officer: Liz Arnold 291709

Approved on 04/09/14 DELEGATED

WISH

BH2013/02043

Olympic Pavilion St Christopher School Sports Ground Glebe Villas Hove

Application for variation of condition 14 of application BH2012/00248 (Removal of existing pavilion and erection of new single storey outbuilding incorporating teaching and changing facilities) to allow refuse to be removed daily by caretakers and bought back to the main school.

Applicant: St Christopher's School

Officer: Jason Hawkes 292153

Approved on 01/09/14 DELEGATED

1) UNI

Not used

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	8238/01A		31st May 2012
Site Location Plan	8238/02C		9th February 2012
Ground Floor Plan	8238/10C		23rd April 2012
Roof Plan	8238/11A		31st January 2012
Existing Floor Plan	8238/12A		23rd April 2012
Proposed Block Plan	8238/13A		23rd April 2012
Proposed Elevations	8238/15B		23rd April 2012
Existing Elevations	8238/16B		23rd April 2012
Gate Details	8238/20		8th June 2012
Tree Protection Plan	8238/21		8th June 2012

3) UNI

The structure hereby permitted shall not be used except between the hours of 08.00 and 18.00 on Monday to Friday only.

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

4) UNI

The door located on the north elevation shall be used for emergency purposes only.

Reason: To protect neighbouring amenity in accordance with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

Noise associated with plant and machinery incorporated into the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5db below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided

in BS 4142:1997. In addition, there should be no significant low frequency tones present.

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

6) UNI

The development shall be implemented in accordance with the timber certification details approved under application BH2012/01736 on 16/08/2012.

Reason: To ensure the timber used is from a sustainable source and to comply with policy SU2 of the Brighton & Hove Local Plan.

7) UNI

The cycle parking facilities shown on the approved plans shall be 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.

8) UNI

The development shall be implemented in accordance with the details of the proposed timber gates approved under application BH2012/01736 on 16/08/2012.

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

9) UNI

The development shall be implemented in accordance with the details and samples of materials approved under application BH2012/01736 on 16/08/2012.

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

10) UNI

The development shall be implemented in accordance with the on-site archaeological watching brief report approved under application BH2012/01736 on 16/08/2012.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

11) UNI

The development shall be implemented in accordance with the tree protection measures approved under application BH2012/01736 on 16/08/2012.

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

12) UNI

The development shall be implemented in accordance with the tree pruning works approved under application BH2012/01736 on 16/08/2012.

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

13) UNI

The development hereby approved shall be implemented in accordance with the refuse and recycling storage provision which allows the refuse and recycling to be collected daily by the school. 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.

14) UNI

The development shall be implemented in accordance with the Waste

Minimisation Statement approved under application BH2012/01736 on 16/08/2012.

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 WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2014/01098

3 Western Esplanade Portslade

Erection of a part two storey part three storey side and rear extension, single storey front extension and first floor and second floor front extensions with associated alterations including creation of front roof terrace and alterations to fenestration.

Applicant: Mr M Irwin & Ms T O'Hara

Officer: Christopher Wright 292097

Approved on 16/09/14 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
Proposed Floor Plans and Sections Ground Floor and First Floor	1940/1		8 Apr 2014
Proposed Floor Plans Second Floor and Roof Plan	1940/2		8 Apr 2014
Ground Floor and First Floor Plans As Existing	1940/3		8 Apr 2014
Second Floor and Roof Plans As Existing	1901/4		8 Apr 2014
Elevations As Existing	1940/5		8 Apr 2014
Elevations As Proposed	1940/6		8 Apr 2014
Location Plan	1940/7		8 Apr 2014
Block Plan As Existing	1940/8		8 Apr 2014
Block Plan As Proposed	1940/9		8 Apr 2014
West Elevation As Proposed	1940/9		8 Apr 2014

BH2014/01395

28 Wish Road Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Mark Green

Officer: Benazir Kachchhi 294495

Refused on 08/09/14 DELEGATED

1) UNI

The proposed development would not be permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the extension would extend beyond a rear wall of the original dwellinghouse by more than 3 metres (e).

BH2014/02114

21 Derek Avenue Hove

Erection of single storey rear extension.

Applicant: Neil Corin

Officer: Joanne Doyle 292198

Refused on 16/09/14 DELEGATED

1) UNI

The rear extension, by reason of its scale, footprint, depth and roof form, would result in an over dominant addition which would diminish the original plan form of the dwelling and detract from the appearance of the dwelling. The proposal is thereby contrary to QD14 of the Brighton & Hove Local Plan and the Supplementary Planning document: Design Guide for Extensions and Alterations (SPD12).

BH2014/02150

5 Brittany Road Hove

Erection of a single storey rear/side extension.

Applicant: Robin Herbert & Emma Vickers

Officer: Tom Mannings 292322

Refused on 03/09/14 DELEGATED

1) UNI

The proposed extension, by reason of its height, depth and proximity to the shared boundary, would appear overbearing and result in a loss of light and outlook to the adjoining property, 3 Brittany Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by reason of its scale, bulk and massing, would result in an unsympathetic and visually harmful addition to the rear of the property, to the detriment of the character and appearance of the building. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/02334

23 Amesbury Crescent Hove

Erection of conservatory to first floor level to the rear.

Applicant: Mr Ken Hawthorne

Officer: Christine Dadswell 292205

Refused on 04/09/14 DELEGATED

1) UNI

The proposed conservatory, by reason of its form, design and detailing, would form a bulky and incongruous addition that would have a negative impact on the character and appearance of the existing building and wider surrounding area. The proposal is therefore contrary to Local Plan policies QD2 and QD14 of the

Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed conservatory, by reason of its location at first floor level, would result in increased and harmful overlooking of adjoining properties at 1 St Heliers Avenue and 21 Amesbury Crescent. This would be to the detriment of residential amenity and the proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02371

31 Coleman Avenue Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Kelly

Officer: Benazir Kachchhi 294495

Approved on 12/09/14 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			15 July 2014
Existing plans, sections and elevations	1178-01		15 July 2014
Proposed plans, sections and elevations	1178-02		15 July 2014

BH2014/02409

First Floor Flat 47 St Leonards Road Hove

Installation of rooflights to front and rear elevations.

Applicant: Amazing Space (South East) Ltd

Officer: Lorenzo Pandolfi 292337

Approved on 12/09/14 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	AM/01	B	08/09/2014
Existing and Proposed Plans	AM/01	B	08/09/2014
Existing and Proposed Elevations	AM/01	B	08/09/2014

BH2014/02645

42 St Leonards Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mrs Aideen Smith-Watson

Officer: Tom Mannings 292322

Prior approval not required on 10/09/14 DELEGATED

Withdrawn Applications