

PLANS LIST 10 December 2014

**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED
BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE
DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER
DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION**

PATCHAM

BH2014/02863

4 Brangwyn Crescent Brighton

Alterations to front boundary including new wall and piers with railings and installation of gates with associated alteration to hardstanding. (Part retrospective).

Applicant: Mr Paul Fitzgerald

Officer: Robin Hodgetts 292366

Approved on 03/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 brick wall and pillars hereby permitted shall match in material, colour, style, bonding and texture those of the main dwellinghouse (4 Brangwyn Crescent).

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 plan			08/09/14
Existing and proposed elevation			04/09/14
Proposed plan		1	26/08/14
Topographical survey	040213/011/01		04/09/14

BH2014/02964

61 Vale Avenue Brighton

Creation of vehicle crossover and dropped kerb.

Applicant: Mr & Mrs Thomas Lowrie

Officer: Joanne Doyle 292198

Refused on 12/11/14 DELEGATED

1) UNI

The development, in the absence of information to indicate otherwise and by reason of its siting and the removal of grass verge, would result in harm to the adjoining street tree (*Acer capillipes*) which would harm the character and appearance of the street scene. The proposal is therefore contrary to policy QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document 06: Trees and Development Sites.

BH2014/03077

17 Thornhill Avenue Brighton

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating hip to barn end roof extension, 2 no front rooflights, side window and rear dormer.

Applicant: Mr Stephen Burns

Officer: Joanne Doyle 292198

Refused on 10/11/14 DELEGATED

BH2014/03085

111 Carden Hill Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflights, side window and rear dormer.

Applicant: Ms Amanda Stafford

Officer: Robert Hermitage 290480

Refused on 11/11/14 DELEGATED

BH2014/03203

14 Court Close Brighton

Formation of raised rear decking with glazed balustrade and steps to garden.

Applicant: Mr Jonathan Winpenny

Officer: Joanne Doyle 292198

Approved on 17/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans & Elevation Plans	457/02		22 Sep 2014
Site Location Plan Block Plan Proposed Floor Plans & Elevation Plans	457/01		22 Sep 2014

BH2014/03239

187 Ladies Mile Road Brighton

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

Applicant: Mr & Mrs Gillman

Officer: Robert Hermitage 290480

Approved on 14/11/14 DELEGATED

1) UNI

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

BH2014/03314

3 Old Farm Road Brighton

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

Applicant: Mr & Mrs David Whittle

Officer: Robert Hermitage 290480

Refused on 17/11/14 DELEGATED

1) UNI

The development would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. The development is not therefore permitted under Schedule 2, Part 1, Class B (B.2(h)(iii)) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/03385

25 Woodland Way Brighton

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

Applicant: Mr Phil Jordan

Officer: Robert Hermitage 290480

Approved on 13/11/14 DELEGATED

PRESTON PARK

BH2014/02254

Flat 6 35 Preston Park Avenue Brighton

Change of use from residential (C3) to offices (B1).

Applicant: Mr Philip Warford

Officer: Chris Swain 292178

Refused on 10/11/14 DELEGATED

1) UNI

The proposed change of use from residential (C3) to office (B1) would result in the unjustified loss of a residential unit and as such would erode the existing housing stock within the City. The proposal is contrary to policy HO8 of the Brighton & Hove Local Plan which recognises that there are limitations on the number of new sites available for housing development in Brighton & Hove and the need to make the best use of the sites and properties that are available, mean that it will continue to be important to retain existing houses, flats and other residential accommodation.

BH2014/02519

45 New England Road Brighton

Alterations to existing shop and residential unit to form ground floor retail unit and 2no 2 bedroom flats including erection of two storey rear extension, loft conversion with rear dormers and front rooflights, new entrance to flats to front elevation and associated works.

Applicant: Charles Bloomstein

Officer: Adrian Smith 290478

Refused on 17/11/14 DELEGATED

1) UNI

The proposed rear extension, by virtue of its two storey scale consuming the majority of the site and its overall form, represents an overly scaled and poorly designed addition that fails to complement the appearance of the building and results in the harmful overdevelopment of the site, contrary to policy QD14 of the Brighton & Hove Local Plan and guidance within SPD12 'Design Guide for Extensions and Alterations'.

2) UNI2

The proposed rear dormer window represents a dominant and overly scaled addition to the roof of the building, contrary to policy QD14 of the Brighton & Hove Local Plan and guidance within SPD12 'Design Guide for Extensions and Alterations'.

3) UNI3

The proposed rear dwelling, by virtue of its limited size and constrained outlook, which includes being overlooked from the first floor roof terrace adjacent, provides for an excessively enclosed, gloomy, overlooked and generally claustrophobic living environment that would be harmful to the general wellbeing of future occupiers, contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would result in significant overlooking of adjacent properties from the first floor roof terrace and rear and side facing windows, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02672

Land to the Rear of Nestor Court Preston Road Brighton

Certificate of lawfulness for proposed change of use of car park from residential parking to Health Centre parking.

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Joanne Doyle 292198

Approved on 31/10/14 DELEGATED

BH2014/02945

26 Beaconsfield Villas Brighton

Erection of single storey rear extension with installation of 2no rooflights to the front and 2no rooflights and creation of dormer to the rear.

Applicant: Alison Lyon

Officer: Robert Hermitage 290480

Approved on 04/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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 Plan	PBP0169/03	A	2nd September 2014
Block Plan	PBP0169/04	A	2nd September 2014
Existing and Proposed Plans	PBP0169/01	B	13th October 2014

BH2014/03032

21A Chatsworth Road Brighton

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

Applicant: Mr Jonathon Wilson

Officer: Robert Hermitage 290480

Approved on 17/11/14 DELEGATED

BH2014/03071

237 Preston Drove Brighton

Erection of single storey rear infill extension with glazed roof and steps to garden.

Applicant: Mrs Rebecca Healy

Officer: Tom Mannings 292322

Approved on 11/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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	CH630/001		15/09/14
Existing Plans & Elevations	CH630/002		15/09/14
Existing Elevations & Sections	CH630/003		15/09/14
Proposed Plans & Elevations	CH630/004		15/09/14
Proposed Elevations & Sections	CH630/005		15/09/14

BH2014/03080

56C Springfield Road Brighton

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

Applicant: Mr Martyn Allen
Officer: Wayne Nee 292132
Approved on 17/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 dormers hereby approved shall have painted timber vertical sliding sash windows and the dormer cheeks and roofs shall be clad in lead.

Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	2431-00		15 September 2014
Existing ground and first floor plans	2431-01		15 September 2014
Existing attic and roof plans	2431-02		15 September 2014
Existing section	2431-03		15 September 2014
Existing front and rear elevations	2431-04		15 September 2014
Proposed ground and first floor plans	2431-10		15 September 2014
Proposed second floor and roof plans	2431-11	A	15 September 2014
Proposed section	2431-12		15 September 2014
Proposed front and rear elevations	2431-13	A	15 September 2014

BH2014/03083

63 Florence Road Brighton

Replacement of existing UPVc windows to the front.

Applicant: Mr Mike Smith
Officer: Joanne Doyle 292198

Refused on 10/11/14 DELEGATED

1) UNI

The proposed replacement PVC windows to the front elevation would harm the character and appearance of the building and appear incongruous in this setting. The replacement windows therefore fail to preserve or enhance the character or

appearance of the Preston Park Conservation Area and are contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Documents 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

BH2014/03146

51a Stanford Avenue Brighton

Formation of pitched roof incorporating window and rooflights.

Applicant: Mr Ron Bishop

Officer: Tom Mannings 292322

Refused on 10/11/14 DELEGATED

1) UNI

The proposed development, by virtue of its scale, bulk, height and design would form an overly dominant and incongruous addition which would not appear subservient to the existing building and would result in an over-extended appearance to the property. The proposal would result in a significant and harmful change to the property's original plan form and fail to relate to the scale, setting and detailing of adjoining properties. The proposed development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12: Design Guide for Extensions and Alterations.

BH2014/03151

74 Preston Road Brighton

Erection of office unit above existing vehicular MOT service garage.

Applicant: Vehicle Hire (UK) Limited

Officer: Adrian Smith 290478

Refused on 17/11/14 DELEGATED

1) UNI

The proposed extension, by virtue of its overall form and design, would result in a visually bulky, unsympathetic and incongruous addition to the building and wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 'Design Guide for Extensions and Alterations'.

2) UNI2

The proposed extension, by virtue of its height and massing on the rear boundary, would have a dominating, overbearing and enclosing impact on the amenities of adjacent residents on Ditchling Rise resulting in loss of outlook, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/03271

71 Sandgate Road Brighton

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

Applicant: Mr Andrew Butler

Officer: Robert Hermitage 290480

Refused on 13/11/14 DELEGATED

1) UNI

The development, in respect of the rear dormer, would not comprise materials of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse which, at roof level, comprises tiles. The development is not therefore permitted under Schedule 2, Part 1, Class B (B.2(a)) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

Informatives:

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

Plan Type	Reference	Version	Date Received
Location Plan	L-001	-	29th September 2014
Existing Plans and Elevations	L-002	-	29th September 2014
Proposed Plans and Elevation	L-003	-	29th September 2014

REGENCY

BH2014/00887

13 Prince Albert Street Brighton

Conversion of first and second floor offices (B1) to three bedroom residential unit (C3).

Applicant: B Shirazi

Officer: Jason Hawkes 292153

Approved on 11/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

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 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.

5) UNI

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

occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

6) UNI

The development hereby permitted shall be carried out in accordance with 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	PA.01		19th March 2014
Block Plan	PA.02		19th March 2014
Site Plan	PA.03		19th March 2014
Existing 1st Floor Plan	PA.06		19th March 2014
Proposed 1st Floor Plan	PA.06		19th March 2014
Existing 2nd Floor Plan	PA.07		19th March 2014
Existing Roof Plan	PA.08		19th March 2014
Existing North Elevation	PA.10		19th March 2014
Existing South Elevation	PA.11		19th March 2014
Existing West Elevation	PA.12		19th March 2014
Proposed 2nd Floor Plan	PA.14		19th March 2014

7) UNI

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

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

BH2014/00888

13 Prince Albert Street Brighton

Conversion of first and second floor offices (B1) to three bedroom residential unit (C3).

Applicant: B Shirazi

Officer: Jason Hawkes 292153

Approved on 11/11/14 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 commence until a scheme for the soundproofing of the building from potential noise from the ground floor commercial use 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 preserve the appearance of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) 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.

4) UNI

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

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

5) UNI

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

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

6) UNI

No works shall take place until details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 scale sections through walls and ceilings, 1:20 scale elevations of doors and 1:1 scale moulding sections, have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works shall be carried out in accordance with the approved details.

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

7) UNI

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

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

BH2014/01786

51 Ship Street Brighton

External alterations including replacement of existing crittall and UPVC windows with aluminium windows, installation of new timber sash windows and replacement of existing lantern lights and rooflight. Installation of new rooflight to rear elevation, replacement roof coverings and associated works. (Part Retrospective).

Applicant: Veerose Limited

Officer: Christopher Wright 292097

Approved on 12/11/14 DELEGATED

1) UNI

The repaired and replacement timber sash and aluminium windows hereby

approved shall be painted white and colour-coated white respectively, and any trickle vents shall be concealed. The works 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.

2) UNI

Within one calendar month of the date of this decision a sample vented roof tile, as per those installed, shall be submitted to the Local Planning Authority.

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

3) UNI

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

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

4) UNI

No works to clean the stonework to the Ship Street elevations shall take place until the method of cleaning has been submitted to and approved in writing by the Local Planning Authority. These 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.

BH2014/01876

31 Hampton Place Brighton

Internal and external refurbishment including reinstatement of period features, relocation of kitchen and bathroom, alterations to internal staircase, formation of rear dormer, replacement of rear French doors and existing boundary fence.

Applicant: Damian Evans

Officer: Helen Hobbs 293335

Approved on 05/11/14 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

No works shall take place until sample flints and a biscuit sample of the proposed mortar 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.

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

5) UNI

No works shall take place to the rear boundary walls until a method statement detailing the works to increase the height of the wall has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include the type of construction of the wall, materials, method of pointing and mortar mix and 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.

BH2014/02928

3 & Basement Flat 3 Montpelier Crescent Brighton

Replacement of existing entrance tiles with Yorkshire paving and replacement of railings to left hand side entrance wall with cast iron railings.

Applicant: Mr & Mrs M Cardy

Officer: Jason Hawkes 292153

Approved on 11/11/14 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 railings shown on the approved plans shall have individually leaded in posts and the railings shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2014/02929

3 & Basement Flat 3 Montpelier Crescent Brighton

Replacement of existing entrance tiles with Yorkstone paving and replacement of railings to left hand side entrance wall with cast iron railings.

Applicant: Mr & Mrs M Cardy

Officer: Jason Hawkes 292153

Approved on 11/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and the appearance of the surrounding conservation area to comply with policies HE1 and HE6 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 the appearance of the surrounding conservation area 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
As Existing	AC/3MC/01		1st September 2014
Location and Site Plan	AC/3MC/02		1st September 2014
As Proposed	AC/3MC/03		1st September 2014
Proposed Railings	AC/MC/04		9th September 2014
As Proposed Sections	AC/3MC/05		23rd October 2014

BH2014/02994

Flat 1 3 Vernon Terrace Brighton

Replacement of existing window with timber sliding sash double glazed window and existing UPVC door with timber door to the rear. (Retrospective)

Applicant: Mr Thomas McGrath

Officer: Lorenzo Pandolfi 292337

Approved on 13/11/14 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			08/09/2014
Block Plan			08/09/2014
Proposed window and door			08/09/2014

BH2014/02995

Flat 1 3 Vernon Terrace Brighton

Replacement of existing window with timber sliding sash double glazed window and existing UPVC door with timber door to the rear. (Retrospective)

Applicant: Mr Thomas McGrath

Officer: Lorenzo Pandolfi 292337

Approved on 13/11/14 DELEGATED

BH2014/03027

21 Bedford Square Brighton

Conversion of existing ground and lower ground floor office (B1) to 1no two bedroom maisonette (C3). Alterations to front including new bay windows, railings and wall.

Applicant: Mr Robbie Anderson
Officer: Jason Hawkes 292153

Refused on 13/11/14 DELEGATED

1) UNI

No evidence of marketing has been submitted to indicate that the existing offices have been assessed and are genuinely redundant. Additionally, it has not been demonstrated that the scheme is the only practicable way of preserving the Grade II Listed Building. The application is thereby contrary to policy EM6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal lacks sufficient detail to demonstrate and ensure that the external and internal alterations are appropriate for this prominent Grade II Listed Building within Bedford Square and the Regency Square Conservation Area. The scheme therefore detracts from the character and appearance of the listed building and is contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/03028

21 Bedford Square Brighton

Internal alterations to layout to convert existing ground and lower ground floor office (B1) to 1no two bedroom maisonette (C3). External alterations to front including new bay windows, railings and wall.

Applicant: Mr Robbie Anderson
Officer: Jason Hawkes 292153

Refused on 13/11/14 DELEGATED

1) UNI

The proposal lacks sufficient detail to ensure that the external and internal alterations are appropriate for this prominent listed building within Bedford Square and Regency Square Conservation Area. The scheme therefore detracts from the character and appearance of the listed building and is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/03058

Unit 6 Churchill Square Brighton

Display of internally illuminated (letters only) fascia sign.

Applicant: Calzedonia UK Limited
Officer: Lorenzo Pandolfi 292337

Approved on 12/11/14 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.

BH2014/03117

12 Meeting House Lane Brighton

Application for Approval of Details Reserved by Conditions 10, 11,14, 15, 16 and 17 of application BH2011/00635.

Applicant: Destan Ltd

Officer: Jason Hawkes 292153

Refused on 14/11/14 DELEGATED

BH2014/03169

39 Kings Road Brighton

Display of externally illuminated mesh scaffold shroud.

Applicant: Mr David Moyle

Officer: Mark Thomas 292336

Approved on 14/11/14 DELEGATED

1) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

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

visual amenity

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

2) BH10.03

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

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

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

3) BH10.04

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

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

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

4) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

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

7) UNI

The intensity of the illumination of the advertisement display shall not exceed 400 candelas per square metres.

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

8) UNI

The advertisement shall not be illuminated later than 2300 hours and shall not be illuminated before 0700 hours on any day.

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

9) UNI

This consent shall expire on 14th May 2015 or when the scaffolding is no longer required, whichever is the sooner. At the end of this period of consent the advertisement shall be removed.

Reason: In the interests of the visual amenity and to preserve the character of the Old Town Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

BH2014/03177

12 Meeting House Lane Brighton

Application for Approval of Details Reserved by Condition 8 of application BH2011/00652.

Applicant: Destan Ltd

Officer: Jason Hawkes 292153

Refused on 14/11/14 DELEGATED

BH2014/03245

22A East Street Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2014/01511

Applicant: Mrs N Blencowe

Officer: Liz Arnold 291709

Approved on 10/11/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/02324

Block K Brighton Station Queens Road Brighton

Application for Approval of Details Reserved by Condition 12 (i), (ii), (iii) and (iv) of application BH2008/01148.

Applicant: TimeC1328 Ltd

Officer: Maria Seale 292175

Approved on 07/11/14 DELEGATED

BH2013/03739

Site J New England Quarter Fleet Street Brighton

Application for approval of details reserved by condition 18Aiii of application BH2012/01627.

Applicant: The Hyde Group

Officer: Maria Seale 292175

Approved on 18/11/14 DELEGATED

BH2013/03793

11B (Former Ice Rink) and 11 Queen Square Brighton

Demolition of former Ice Rink and number 11 Queen Square and erection of a 5no storey building providing 31no residential units (C3) and office use (B1 or A2) at lower ground floor level with associated works.

Applicant: Stonehurst Estates

Officer: Sue Dubberley 293817

Refused on 30/10/14 COMMITTEE

1) UNI

The proposed development would result in more than substantial harm to the setting of the listed St. Nicholas Church and the listed Wykeham Terrace by reason of its bulk, scale and massing contrary to policy HE3 of the Brighton & Hove Local plan 2005.

2) UNI2

The proposed development would result in a scheme with direct adverse visual harm within the Montpelier and Clifton Hill Conservation Area by reason of its bulk, scale and massing contrary to policy HE6 of the Brighton & Hove Local plan 2005.

3) UNI3

The proposed development would result in an unacceptable loss of amenity to residents of the adjoining Wykeham Terrace by virtue of its close proximity and massing resulting in a loss of light and increased sense of enclosure contrary to policy QD27 of the Brighton & Hove Local plan 2005.

BH2014/01007

6 Winchester Street Brighton

Certificate of lawfulness for existing rear dormer.

Applicant: Mrs Mjriam Sessa

Officer: Chris Swain 292178

Refused on 11/11/14 DELEGATED

1) UNI

The rear dormer is built off the party wall with the adjoining property, 8 Winchester Street. As such the development is not sited wholly within the curtilage of dwellinghouse and therefore is not permitted under Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

The materials used in the construction of the rear dormer do not have a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. As such the development is not permitted under Schedule 2, Part 1, Class B (B.2(a)) of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/01649

Brighton Railway Station Queens Road Brighton

Erection of a single story storage building to platform. Internal alterations including glazed infill panels to canopy, revised kerbs and ramps and installation of electronic map stands.

Applicant: Southern Railway

Officer: Chris Swain 292178

Approved on 30/10/14 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 cabling or trunking to serve the queuing ticket machine shall be run on the external elevation of the building. Any cabling or wiring shall be run internally and shall only exit the building at plinth level behind the machine. All internal cabling or trunking shall be painted or colour-finished to match the wall and shall be 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.

BH2014/01943

25-28 Elder Place Brighton

Reconfiguration of existing office space and erection of one new storey above existing ground and first floors to facilitate the creation of 4no one bedroom flats and 3no two bedroom flats and associated alterations.

Applicant: Good Food Ltd

Officer: Christopher Wright 292097

Approved after Section 106 signed on 03/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

With the exception of the six angled oriel bay windows on the rear elevation, all other windows proposed on the rear, eastern facing elevation of the development hereby permitted, shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

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

Access to the flat roof of the building 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 QD1 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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

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

7) UNI

The mitigation measures relating to the enhanced glazing as per the Acoustic Associates Sussex Limited report dated 9th June 2014 shall be implemented and retained as such thereafter.

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

8) UNI

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

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

9) UNI

No development shall take place until 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.

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

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

A completed pre-assessment estimator will not be acceptable.

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

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

13) UNI

The development hereby permitted shall not be commenced until a scheme for

the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details and retained as such thereafter.

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

14) UNI

The development hereby permitted shall not be commenced until a written scheme for ventilation of the proposed flats, including specifics of where clean air is to be drawn from and that sufficient acoustic protection is built into the system to protect future residents of the development, is submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the agreed details and be maintained as such thereafter.

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

15) UNI

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the two redundant vehicular crossovers on Elder Place back to a footway by raising the existing kerb and footway.

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

16) UNI

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

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

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

18) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Block Plan	Y095-A01	A	12 Jun 2014
Location Plan	Y095-A02	A	12 Jun 2014
Existing Ground Floor Plan	Y095-A03		12 Jun 2014
Existing First Floor Plan	Y095-A04	A	12 Jun 2014
Existing Second Floor Plan	Y095-A05	A	12 Jun 2014

Existing West Elevation	Y095-A06	A	12 Jun 2014
Existing Section A-A	Y095-A07	A	12 Jun 2014
Existing East Elevation	Y095-A08	A	12 Jun 2014
Existing Section BB	Y095-A09	A	12 Jun 2014
Proposed Ground Floor Plan	Y095-D01	B	12 Jun 2014
Proposed First Floor Plan	Y095-D02	B	12 Jun 2014
Proposed Second Floor Plan	Y095-D03	B	12 Jun 2014
Proposed Elevations	Y095-D04	B	4 Aug 2014
Building Height Study	Y095-D07		12 Jun 2014

BH2014/02634

86A Centurion Road Brighton

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

Applicant: Mrs Lynda McAngus

Officer: Lorenzo Pandolfi 292337

Approved on 17/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted plans no development shall take place until full details of the new sash windows and their reveals and cills including 1:20 scale elevational drawings and sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be 12mm slimline double glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan			21/08/2014
Photos			21/08/2014
Product Survey Sheet			24/10/2014

BH2014/02782

18 Upper Gardner Street Brighton

Application for removal of condition 2 of application BH2014/01403 (Alterations to the external finish of front elevation from face brickwork to render. (Retrospective)), which states that within 3 months of approval the entirety of the front elevation of the property, including any vents, shall be painted white (BS 4800 00E55) and maintained as such thereafter. Removal of condition 3 which states that the brick cills to the existing sash windows, the corbelling at eaves level and the existing archway around the front entrance door shall be rendered over but maintained in relief.

Applicant: Mr Richard English

Officer: Helen Hobbs 293335

Refused on 30/10/14 DELEGATED

1) UNI

The removal of conditions 2 & 3 of planning application BH2014/01403 would result in an unacceptable appearance to the development, resulting in significant harm to the character and appearance of the existing property and as such the development would be out of character with the street scene and the surrounding North Laine Conservation Area. The removal conditions 2 & 3 would therefore be contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2014/02939

19 Buckingham Place Brighton

Removal of existing side extension and reinstatement of original side entrance and balustrading.

Applicant: Martha Le Roy

Officer: Joanne Doyle 292198

Approved on 07/11/14 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 railings shown on the approved plans shall be traditionally fixed with the upright posts individually leaded into the stone treads and platform and the top rail shall be leaded into the face of the principle building. The railings shall be painted back and shall be 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.

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.

BH2014/03025

26A West Hill Road Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5, 7, 8, 10, 13, 14 and 15 of application BH2013/02012.

Applicant: AKN (Sussex) LLP

Officer: Jonathan Puplett 292525

Refused on 10/11/14 DELEGATED

1) UNI

No material samples have been submitted. The details required by condition 3 are therefore not approved.

2) UNI2

Details of all windows and doors have not been provided. The details which have been submitted are not considered to be appropriate. The details required by condition 4 are therefore not approved.

3) UNI3

The parking layout proposed is not considered to be of a practical or safe design. The details required by condition 5 are therefore not approved.

4) UNI4

No Code for Sustainable Homes Certificates have been submitted. The details

required by condition 7 are therefore not approved.

5) UNI5

The hard landscaping details which have been submitted are considered to be inappropriate. Further details are required regarding the soft landscaping which is proposed. The details required by condition 8 are therefore not approved.

6) UNI6

The details of tree protection measures submitted are not sufficient. The details submitted do not confirm whether the existing boundary walls are to be retained or removed / replaced. The details required by condition 10 are therefore not approved.

7) UNI7

The details submitted include the installation of flue/vent outlets to the front elevation of the building. This is not considered to be appropriate. The details required by condition 13 are therefore not approved.

8) UNI8

The details submitted do not confirm whether the existing boundary walls are to be retained or removed / replaced. The details of the proposed front boundary wall are not sufficient. The details required by condition 14 are therefore not approved.

9) UNI9

The land contamination report submitted does not include the level of information which is required. No site investigation has been carried out. The details required by condition 15 are therefore not approved.

BH2014/03081

35 Baker Street Brighton

Erection of three storey rear extension, dormers to rear, rooflights to front and raising of ridge height.

Applicant: M&G Properties (Sussex) Ltd

Officer: Liz Arnold 291709

Approved on 14/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plans	AL-100	Rev. B	19th September 2014
Existing Floor Plans	AL-101	Rev. A	15th September 2014
Existing Elevations & Section AA	AL-102	Rev. A	15th September 2014
Proposed Floor Plans	AL-103	Rev. D	19th September 2014
Proposed Elevations & Section AA	AL-104	Rev. D	19th September 2014

5) UNI

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

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

BH2014/03090

Downs Filling Station 134 Ditchling Road Brighton

Display of internally illuminated ATM surround.

Applicant: Cardtronics UK Ltd Trading as Cashzone

Officer: Chris Swain 292178

Approved on 13/11/14 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.

BH2014/03213

Stable Cottage 1 Warleigh Road Brighton

Erection of two storey side and rear extension.

Applicant: Mr Peter Bullock

Officer: Joanne Doyle 292198

Approved on 18/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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	11/04-02	A	23 Sep 2014
Block Plan	11/04-03	A	23 Sep 2014
Existing Floor Plans	11/04-04		23 Sep 2014
Existing Front & Rear Elevations	11/04-05		23 Sep 2014
Existing Side Elevations	11/04-06		23 Sep 2014
Proposed Floor Plans & Elevations	11/04-01		23 Sep 2014

BH2014/03363

Block K Brighton Station Redevelopment Brighton

Non material amendment to BH2008/01148 to have approved plans as described in informative 1 on the planning permission to be made a condition of permission.

Applicant: McAleer & Rushie Ltd

Officer: Maria Seale 292175

Approved on 04/11/14 DELEGATED

BH2014/03440

86 Shaftesbury Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.6m.

Applicant: Mr David Martin

Officer: Robert Hermitage 290480

Prior Approval is required and is refused on 13/11/14 DELEGATED

BH2014/03519

89-90 London Road Brighton

Non Material Amendment to BH2014/01641 to alteration to glazing of permitted shop front alterations.

Applicant: Ebury Estates

Officer: Wayne Nee 292132

Approved on 13/11/14 DELEGATED

WITHDEAN

BH2014/01793

Varndean College Surrenden Road Brighton

Installation of new classroom accommodation within section of roof space to East side of East quadrangle with associated alterations.

Applicant: Varndean College

Officer: Helen Hobbs 293335

Approved on 10/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
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Site and block plans	280.14.01		2nd June 2014
Existing plans and sections	280-14-04		2nd June 2014
Existing courtyard north elevations and main south elevation	280.14.05	A	11th June 2014
Proposed plan	280.14.06		2nd June 2014
Proposed plan	280.14.07		2nd June 2014
Roof plan	280-14-08	A	11th July 2014
Proposed elevations	280-14-10	B	11th July 2014
Proposed elevations	280-14-11	A	11th June 2014

BH2014/02860

1A Preston Lodge 1 Millers Road Brighton

Replacement UPVC double glazed windows to front, side and rear.

Applicant: Mr Shaw

Officer: Helen Hobbs 293335

Refused on 04/11/14 DELEGATED

1) UNI

The replacement uPVC windows would be of an unsympathetic material, frame thickness and opening arrangement and would create a poor contrast with the remainder of the building. The proposal would therefore result in significant harm to the character and appearance of the existing property, street scene and surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/02894

25 Bramble Rise Brighton

Application for approval of details reserved by condition 3 of application BH2014/00445.

Applicant: Mr Matthew Lindenfelser

Officer: Helen Hobbs 293335

Approved on 07/11/14 DELEGATED

BH2014/02931

5 Shepherds Croft Brighton

Erection of single storey rear extension.

Applicant: Mr David Banfield

Officer: Tom Mannings 292322

Approved on 03/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 and panels to the northern (side) elevation of the development hereby permitted shall be obscure glazed and shall thereafter be permanently retained as such.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	470		01/09/14
Block Plan	470		01/09/14
Existing	470/01		01/09/14
Elevation - Existing & Proposed	470/02	A	17/10/14
Proposed Plans	470/03	A	17/10/14

BH2014/02933

41 Mandalay Court London Road Brighton

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

Applicant: Mr Allan Pike

Officer: Benazir Kachchhi 294495

Approved on 05/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	10 September 2014
Retail Survey report	-	-	10 September 2014
General arrangement drawings and aluminium windows	-	-	01 September 2014
Aluminium windows frames finishes	-	-	10 September 2014
Replacement windows identification photographs	-	-	10 September 2014

BH2014/03004

30 Hillcrest Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.1m.

Applicant: Ms Stephanie Tyson

Officer: Lorenzo Pandolfi 292337

Prior Approval is required and is approved on 04/11/14 DELEGATED

BH2014/03014

46 Tongdean Lane Brighton

Certificate of lawfulness for proposed erection of a single storey rear extension and replacement of rear porch and steps.

Applicant: Mr Roderick MacFie

Officer: Tom Mannings 292322

Refused on 12/11/14 DELEGATED

BH2014/03031

Kingsmere London Road Brighton

Erection of 2no garages.

Applicant: Anstone Properties Ltd

Officer: Sonia Gillam 292265

Approved on 06/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 adjacent garages.

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			09/09/2014
Block plan			09/09/2014
Proposed floor plan	A308/05		09/09/2014
Proposed elevations	A308/06		09/09/2014
Existing floor plan	A308/12		09/09/2014

BH2014/03053

13 Colebrook Road Brighton

Erection of two storey side extension with front dormer and erection of detached double garage.

Applicant: Mr Gary Turner

Officer: Christopher Wright 292097

Refused on 17/11/14 DELEGATED

1) UNI

The proposed side extension, by reason of its siting, bulk, massing and design, would detract from the balanced and traditional form of the existing building and would breach the general building line of properties in Hillbrow Road. The extension would result in an unduly dominant and intrusive impact which would be harmful to the form and character of the existing building, and on the street scene and the open space at the junction with Colebrook Road, to the detriment

of visual amenity and the wider street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, and SPD12: Design Guidance for Extensions and Alterations.

2) UNI2

The proposed detached garage would occupy a prominent position in front of the principal elevation to the main dwelling and forward of the building line in Colebrook Road. The garage, by reason of its siting, scale and design, would have an intrusive and unduly dominant appearance that would detract from the character of the recipient property and the wider street scene, to the detriment of visual amenity. The proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, and SPD12: Design Guidance for Extensions and Alterations.

BH2014/03065

52 Fernwood Rise Brighton

Erection of single storey front extension and roof alterations including raising of ridge height, roof extensions, installation of rooflights and revised fenestration.

Applicant: Mr James Cork

Officer: Lorenzo Pandolfi 292337

Approved on 07/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	13/1		12/09/2014
Block Plans	13/2	A	12/09/2014
Existing Floor Plan	13/3		12/09/2014
Existing Elevations	13/4		12/09/2014
Proposed Floor Plans and Sections	13/5	A	12/09/2014
Proposed Elevations	13/6	A	12/09/2014

BH2014/03380

39-41 Withdean Road Brighton

Application for approval of details reserved by condition 10 of application BH2013/03456.

Applicant: Baobab Developments

Officer: Liz Arnold 291709

Approved on 30/10/14 DELEGATED

EAST BRIGHTON

BH2014/02885

5 Sudeley Place Brighton

Demolition of garage and alterations to ground floor fenestration to west elevation.

Applicant: Mr John Cotter

Officer: Chris Swain 292178

Approved on 03/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the existing building.

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

3) UNI

The hereby permitted boiler extract shall be painted to match the rear elevation of the building and shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	5062/PL/001		28 August 2014
Existing south elevation and floor plan	5062/PL/010		28 August 2014
Existing west elevation and section AA	5062/PL/011		28 August 2014
Proposed south elevation and floor plan	5062/PL/0201		28 August 2014
Proposed west elevation and section AA	5062/PL/021		28 August 2014

5) 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.

BH2014/02900

3 Paston Place Brighton

Conversion of existing small house in multiple occupation (C4) and offices (B1) to form 1no three bedroom dwelling house (C3), with alterations including installation of rooflight to internal sloped roof, demolition of existing lower ground

floor extension and alterations to rear fenestration and landscaping.

Applicant: Mr Steve Davis
Officer: Adrian Smith 290478
Approved on 11/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 alteration of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - D of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the 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 development hereby permitted shall be carried out in accordance with the energy and water consumption measures set out in the Sustainability Checklist and Design and Access Statement received on 29/08/2014 and the measures shall be retained as such thereafter.

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.

4) UNI

Notwithstanding the submitted details, the new window hereby approved to the rear elevation 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 the windows shall be retained as such thereafter.

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

5) UNI

All new external doors, other than the aluminium folding doors hereby permitted, shall be painted timber and shall be retained as such thereafter.

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

6) UNI

The development hereby permitted shall be carried out in accordance with 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 existing floor plans	264PP03/01	-	29/08/2014
Existing elevations	264PP03/02	-	29/08/2014
Proposed floor plans	264PP03/03	-	29/08/2014
Proposed elevations	264PP03/04	-	29/08/2014

Existing and proposed roof plan and block plans	264PP03/05	-	29/08/2014
Window and door details	264PP03/06	-	29/08/2014

7) 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.

BH2014/03041

Bristol Mews Bristol Gardens Brighton

Erection of single storey front extension.

Applicant: Mr Sudirman Yusef

Officer: Joanne Doyle 292198

Approved on 12/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	04		10 Sep 2014
Plans & Elevations as Existing	01		10 Sep 2014
Plans & Elevations as Proposed	06	B	11 Nov 2014

BH2014/03045

Bristol Mews Bristol Gardens Brighton

Certificate of Lawfulness for proposed single storey infill extension to rear incorporating roof extension and alteration.

Applicant: Mr Surdiman Yusef

Officer: Joanne Doyle 292198

Split Decision on 12/11/14 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed ground floor windows and door to the western (side) elevation and for the rooflights to the front elevation of the dwellinghouse for the following reason:-

The ground fenestration and front rooflights represent alterations to the dwellinghouse which are permitted under Schedule 2, Part 1, Classes A and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for the proposed rear infill extension and extended chimney stack for the following reasons:-

2) UNI

Condition 4 of planning permission 82/1233 removes permitted development rights for extensions to the dwellinghouse. The rear extension at ground and first floor levels and extended chimney stack would therefore require planning permission.

3) UNI2

Notwithstanding the reason for refusal no. 1 the development comprises a two-storey extension which would be within 7 metres of the boundary of the curtilage opposite the rear wall of the dwellinghouse; would be within 2 metres of a boundary with an eaves height in excess of 3 metres; and would extend beyond a wall forming a side elevation of the original dwellinghouse and would exceed 4 metres in height, have more than one storey and have a resulting width greater than half the width of the original dwellinghouse. The development would not therefore be permitted under Schedule 2, Part 1, Class A (A.1(f), (g) and (h)) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/03067

St John the Baptist Catholic Primary School Whitehawk Hill Road Brighton

Erection of single storey extension to North-East elevation.

Applicant: The Governors of St John the Baptist RC Primary School

Officer: Tom Mannings 292322

Approved on 17/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Plan	13119-P-02		12/09/14
Existing Plan	13119-P-03		12/09/14
Proposed Plan	13119-P-04		12/09/14
Elevations	13119-P-05		12/09/14

BH2014/03098

23 Rock Grove Brighton

Application for Approval of Details Reserved by Conditions 2, 3 and 4 application BH2014/00494.

Applicant: Ms Carolyn Griffith

Officer: Robert Hermitage 290480

Approved on 31/10/14 DELEGATED

BH2014/03233

4 Marlow 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 5.3m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 3.7m.

Applicant: Mrs Nuruw Begum

Officer: Joanne Doyle 292198

Prior Approval is required and is refused on 04/11/14 DELEGATED

BH2014/03449

Royal Sussex County Hospital Eastern Road Brighton

Non material amendment to BH2013/03983 to allow for the reversal of approved traffic flow to vehicular drop off in front of Barry Building.

Applicant: Brighton and Sussex University Hospitals Trust

Officer: Kathryn Boggiano 292138

Approved on 05/11/14 DELEGATED

HANOVER & ELM GROVE

BH2014/02284

66 May Road Brighton

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

Applicant: Matthew Reeve

Officer: Jonathan Puplett 292525

Approved on 12/11/14 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			25/07/2014
EXISTING FLOORPLANS			18/07/2014
PROPOSED FLOORPLANS			18/07/2014

2) UNI

Within three months of the date of the granting of this permission, a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority, shall be fully implemented and made available for use, and 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

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and

to comply with policy TR14 of the Brighton & Hove Local Plan.

BH2014/02576

10 - 12 Elm Grove Brighton

Extension and part conversion of existing laundrette (sui generis) to form 1 no one bedroom flat (C3) at ground floor level. Erection of a single storey rear extension.

Applicant: Mr M Mousan

Officer: Wayne Nee 292132

Refused on 31/10/14 DELEGATED

1) UNI

The proposed ground floor flat, by reason of its size, layout and absence of adequate natural light and outlook, would provide a cramped and unsatisfactory standard of residential accommodation which would fail to meet the likely needs of future occupiers.

This harm is considered to outweigh the benefit provided by the additional residential unit. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear extension to no. 10 Elm Grove would extend beyond the original side and rear wall of the outrigger and would form an inappropriate addition which would be to the detriment of the character and appearance of the rear elevation of the existing property. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02840

167 Elm Grove Brighton

Application for Approval of Details Reserved by Conditions 5, 6 and 7 of application BH2014/00626.

Applicant: Mr Michael Davies

Officer: Sue Dubberley 293817

Split Decision on 03/11/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 6 and 7 and subject to full compliance with the submitted details.

The details pursuant to condition 5 are NOT APPROVED for the reason set out below.

1. It has not been satisfactorily demonstrated that the proposed store could satisfactorily accommodate the number of cycle parking spaces indicated. The requirements of condition 5 have not therefore been satisfied and the details are contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2014/03082

Flat 4 8 - 9 Hanover Crescent Brighton

Demolition of existing rear conservatory.

Applicant: Mrs Sarah Turner-Hopkins

Officer: Sonia Gillam 292265

Approved on 10/11/14 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 a photographic survey of the conservatory has

been submitted to and approved in writing by the Local Planning Authority. Such a survey shall be carried out in accordance with the guidance in the English Heritage publication 'Understanding Historic Buildings - A guide to good recording practice'.

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 proposed hard surfacing to the enlarged garden area, where the conservatory is to be demolished, have been submitted to and approved in writing by the Local Planning Authority. The works shall take place in accordance with the agreed details and be 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.

4) UNI

All external finishes of the building shall be made good to exactly match the existing materials and finishes following demolition of the conservatory.

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

HOLLINGDEAN & STANMER

BH2014/02462

Ditchling Court 136A Ditchling Road Brighton

Replacement of existing timber windows to common ways on east elevation with UPVC windows.

Applicant: Leasehold Management Ltd

Officer: Joanne Doyle 292198

Approved on 03/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	01		08 Sep 2014
Window Specification Sectional Drawing			08 Sep 2014

BH2014/02566

3 Barrow Hill Brighton

Demolition of existing house and garage and erection of 2no four bedroom dwellings.

Applicant: Natterjack Construction Ltd

Officer: Liz Arnold 291709

Refused on 07/11/14 DELEGATED

1) UNI

The proposal, by virtue of its orientation, siting and depth, would fail to reflect the prevailing character of the area and would significantly reduce the perceived

openness of the prominent corner location. The resulting development would appear unduly prominent within the related street scenes and would have an adverse impact upon the character and appearance of the area. The development would fail to emphasise and enhance the positive qualities of the local neighbourhood and this harm is considered to outweigh the benefit provided by the additional residential unit. The proposal is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, due to its orientation and siting in relation to 61 Wolverstone Drive, would represent an unneighbourly form of development resulting in actual and perceived overlooking and loss of privacy from first floor rear windows to the adjoining garden area. The proposal would have a harmful impact on neighbouring amenity and this harm is considered to outweigh the benefit provided by the additional residential unit. The proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02624

Friston Building Boiler House Hill University of Sussex Brighton

Application for variation of condition 1 of application BH2012/02209 (Application for variation of condition 1 of application BH2009/00916 (Erection of 2 storey temporary teaching building for a period of three years)) to allow for the date of removal of the temporary building to be extended for a period of 5 years.

Applicant: University of Sussex

Officer: Sue Dubberley 293817

Approved on 10/11/14 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			11/08/2014
Block plan			11/08/2014
Elevations	UoS 30	b	05/08/2014
Floor plans	UoS 10	n	05/08/2014
Foundations	UoS 20	b	05/08/2014

2) UNI

The temporary buildings hereby permitted shall be permanently removed from the site before 7 August 2020 and the land reinstated to its former condition.

Reason: As the structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only in accordance with policies QD1, QD2, QD4 and NC7 of the Brighton & Hove Local Plan.

BH2014/03042

71 Stanmer Villas Brighton

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating rear dormer.

Applicant: Invest Save

Officer: Robert Hermitage 290480

Split Decision on 12/11/14 DELEGATED

1) UNI

The rear dormer is permitted under Schedule 2, Part 1, Class B of the Town and

Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI

GRANT a lawful development certificate for the proposed rear dormer:

1) UNI

REFUSE a lawful development certificate for the rear extension for the following reasons

2) UNI2

The excavation at lower ground floor level amounts to an engineering operation that falls within the definition of development set out in section 55(1) of the Town and Country Planning Act (1990) and is not permitted by the Town and Country Planning (General Permitted Development) Order 1995, as amended.

3) UNI3

The rear extension would include the construction or provision of a raised platform and would not therefore be permitted under Schedule 2, Part 1, Class A (A.1(i)(i)) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/03133

31 Isfield Road Brighton

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2014/00431.

Applicant: Mr J Panteli

Officer: Adrian Smith 290478

Approved on 12/11/14 DELEGATED

BH2014/03187

123 Hollingdean Terrace Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflights, side window and rear dormer.

Applicant: Mr & Mrs Paul & Fiona Henrickson

Officer: Joanne Doyle 292198

Approved on 18/11/14 DELEGATED

BH2014/03237

8 Mountfields 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 3m.

Applicant: Dr Lars Schuy

Officer: Tom Mannings 292322

Prior Approval is required and is refused on 05/11/14 DELEGATED

BH2014/03290

78A Hollingbury Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.8m.

Applicant: Maher Khan

Officer: Mark Thomas 292336

Prior approval not required on 13/11/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2014/02835

4 Barcombe Road Brighton

Application for Approval of Details Reserved by Condition 3 of application
BH2014/01774

Applicant: Mr John Wright
Officer: Sonia Gillam 292265
Approved on 11/11/14 DELEGATED

BH2014/03084

80 Riley Road Brighton

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

Applicant: Mr Abberley
Officer: Robert Hermitage 290480
Approved on 13/11/14 DELEGATED

QUEEN'S PARK

BH2014/00645

15 Upper Rock Gardens Brighton

Erection of 1no two storey one bed house to side/rear of 15 Upper Rock Gardens.

Applicant: David Beckley
Officer: Paul Earp 292454
Approved on 30/10/14 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 extension, enlargement or other alteration of the dwellinghouse as provided for within Schedule 2, Part 1, 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 for this reason would wish to control any future development proposals to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, 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 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.

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 policy HE6 of the Brighton & Hove Local Plan.

5) 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.

6) UNI

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with 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	31837/4		26 February 2014
Block Plan			26 February 2014
Existing details	31837/2		26 February 2014
Proposed floor plans, rear area, main building	1181/1	B	26 February 2014
Proposed details of cottage	31837/4	D	7 October 2014
Waste Minimisation Statement			26 February 2014
Heritage Statement			26 February 2014
Sustainability Checklist			26 February 2014
Design and Access Statement			26 February 2014
Biodiversity Checklist			

8) UNI

No development shall take place until samples of the materials (including a sample of the texture of the proposed render is to be submitted for approval. The finish should be a wet render in a lime based mix with no bell stops or drips or expansion joints) 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.

9) UNI

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

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

with policy HE6 of the Brighton & Hove Local Plan.

10) UNI

No development shall commence until details at a scale of 1:10 of the construction and profile of the cornice and porch/hood mould over door are submitted to and approved in writing by the Local Planning Authority.

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

11) UNI

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

Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15, HE6 and QD27 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

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

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

16) UNI

The development hereby permitted shall not be occupied until the sustainability measures including the gas efficient boiler detailed within the Sustainability Checklist received on the 26 February 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.

17) UNI

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on 26 February 2014.

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.

BH2014/00646

15 Upper Rock Gardens Brighton

Erection of 1no two storey one bedroom house to side/rear of 15 Upper Rock Gardens.

Applicant: David Beckley

Officer: Paul Earp 292454

Approved on 30/10/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

BH2014/02142

5 Madeira Place Brighton

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

Applicant: Pinnacle Real Estate LLP

Officer: Tom Mannings 292322

Refused on 07/11/14 DELEGATED

1) UNI

The replacement windows, by virtue of their material, detailing, frame profile, change in opening mechanisms and thickness, represents a harmful alteration that would represent incongruous and unsightly additions. The proposal would therefore significantly harm the character and appearance of the existing building and wider East Cliff Conservation Area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 9, Architectural Features and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02653

Brighton College Eastern Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2012/02379

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 04/11/14 DELEGATED

BH2014/02798

St Lukes Swimming Pool St Lukes Terrace Brighton

Replacement of existing single glazed timber windows with double glazed timber windows to north and south gables. (Part retrospective)

Applicant: Brighton & Hove City Council

Officer: Andrew Huntley 292321

Approved on 17/11/14 DELEGATED

BH2014/02930

20 Old Steine Brighton

Application for approval of details reserved by conditions 5, 6, 7 and 8 of

application BH2011/03160.

Applicant: SRE Trading Ltd
Officer: Sue Dubberley 293817
Approved on 06/11/14 DELEGATED

BH2014/02947

18 Walpole Terrace Brighton

Installation of rear dormer and rooflights to front and rear elevations.

Applicant: Mr & Mrs Keith & June Marsh
Officer: Joanne Doyle 292198

Approved on 10/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 to the front roofslope shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	TA795/01		02 Sep 2014
Existing Floor Plans	TA795/03		02 Sep 2014
Existing Elevations	TA795/04	A	02 Sep 2014
Existing Section AA	TA795/05		02 Sep 2014
Proposed Floor Plans	TA795/30	C	06 Nov 2014
Proposed Elevations	TA795/31	C	06 Nov 2014
Proposed Section AA	TA795/32	C	06 Nov 2014

BH2014/03141

Flat 1 25 Burlington Street Brighton

Applications for Approval of Details Reserved by Condition 2 of application BH2014/01369.

Applicant: Steven Pike
Officer: Wayne Nee 292132
Approved on 14/11/14 DELEGATED

ROTTINGDEAN COASTAL

BH2014/01623

48A Sussex Square Brighton

Alterations to layout and replacement of external doors and windows. (Part retrospective).

Applicant: Ms Kate Hunt
Officer: Chris Swain 292178

Approved on 06/11/14 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			16 May 2014
Elevation C			16 May 2014
Elevation E			16 May 2014
Existing and proposed floor plans			16 May 2014
Existing annotated photographic images (6)			16 May 2014
Pre - existing annotated photographic images (2)			16 May 2014
Proposed window elevations (A & B)	1183/01		30 May 2014
Joinery details showing cill section			30 May 2014
Joinery details showing section through head and jambs			30 May 2014
Section through wall and box head			24 July 2014
Joinery details showing top rail			28 August 2014
Joinery details showing meeting rail and bottom rail			28 August 2014

BH2014/01624

48A Sussex Square Brighton

Alterations to layout and replacement of external doors and windows. (Part retrospective).

Applicant: Ms Kate Hunt

Officer: Chris Swain 292178

Approved on 06/11/14 DELEGATED

BH2014/01956

Land to Rear of 28 Eastern Place Brighton

Erection of 1no four bedroom dwelling.

Applicant: Mr Christopher Pearce & Mrs Lucy Lauener

Officer: Chris Swain 292178

Approved on 30/10/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

Access to the flat roof 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 extension, enlargement, alteration or provision within the curtilage of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A-E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

5) UNI

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

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

6) UNI

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 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.

8) 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.

9) UNI

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

in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

10) UNI

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

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

11) UNI

No development shall take place until details of the construction of the brown roof has 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.

12) UNI

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

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

13) UNI

Prior to the commencement of the development, details of a scheme of works to remove the raised kerb running across the southern footway east of the site entrance to create an accessible footway and route to the proposed dwelling are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: In the interest of highway safety and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

14) UNI

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

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

15) UNI

No development shall take place until a Constructional Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

a) a scheme of how the contractors will liaise with local residents to ensure that

residents are kept aware of site progress and how any complaints will be dealt with, reviewed and recorded (including details of any considerate contractor or similar scheme.)

b) a scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic, and deliveries to and from the site.

c) details of hours of construction including all associated vehicular movements.

d) details of the construction compound.

e) a plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Reason: In the interests of highway safety and to comply with policies QD27, SU10, SR18, SU9 and TR7 of the Brighton & Hove Local Plan.

16) UNI

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

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

17) 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.

18) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	0143/PA/100		24 June 2014
Existing and proposed block plans	0143/PA/101		13 June 2014
Plan as existing	0143/PA/102		13 June 2014
Elevations as existing	0143/PA/103		13 June 2014
Site layout plan	0143/PA/200		13 June 2014
Proposed ground floor plan	0143/PA/201		24 June 2014
Proposed first floor plan	0143/PA/202		24 June 2014
Proposed north and east elevations	0143/PA/203		13 June 2014
Proposed south and west elevations	0143/PA/204		13 June 2014
Proposed sections AA and BB	0143/PA/205		13 June 2014
Detail façade section and elevation	0143/PA/206		24 June 2014
Datum survey land levels	7359		13 June 2014

BH2014/02018

31 Ainsworth Avenue Brighton

Erection of 1no detached two bedroom dwelling with formation of access from Dower Close.

Applicant: Mr Russell Smith

Officer: Jonathan Puplett 292525

Approved on 30/10/14 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

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.

3) UNI

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

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

4) UNI

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

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

5) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - 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.

6) 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.

7) UNI

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the proposed new vehicular crossover has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

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

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

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

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

10) UNI

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

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

11) UNI

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.

12) UNI

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

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

13) UNI

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

14) 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.

15) 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.

16) UNI

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

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

17) UNI

The development hereby permitted shall be carried out in accordance with 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	E01	A	26/06/2014
BLOCK PLAN	P01		19/06/2014
EXISTING SITE DRAWINGS	E02		19/06/2014

PROPOSED SITE PLAN	P02		19/06/2014
PROPOSED GROUND FLOOR AND LOWER GROUND FLOOR PLANS	P03		19/06/2014
PROPOSED REAR ELEVATION	P04		19/06/2014
PROPOSED FRONT ELEVATION	P05		19/06/2014
PROPOSED ELEVATION	P06		19/06/2014
PROPOSED SECTION	P07		19/06/2014
FRONT GARDEN PLAN	DL43/02		19/06/2014
REAR GARDEN PLAN	DL43/01		19/06/2014

BH2014/02345

10 Arundel Terrace Brighton

Removal of existing tiling to main front entrance and replacement with checkerboard decorative tiling.

Applicant: 10 Arundel Terrace Brighton Ltd

Officer: Chris Swain 292178

Approved on 03/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 location plan, existing and proposed section and plans	AC/10AT/03		14 July 2014
Proposed elevation and plan showing checkerboard detail.	AC/10AT/05		1 September 2014

3) UNI

The hereby approved checkerboard tiles shall be 50mm by 50mm in dimension and shall be laid abutting one another with no grout lines. The tiles 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.

BH2014/02346

10 Arundel Terrace Brighton

Removal of existing tiling to main front entrance and replacement with checkerboard decorative tiling.

Applicant: 10 Arundel Terrace Brighton Ltd

Officer: Chris Swain 292178

Approved on 03/11/14 DELEGATED

1) BH01.05

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

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

2) UNI

The hereby approved checkerboard tiles should be 50mm by 50mm in dimension and should be laid abutting one another with no grout lines 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.

BH2014/02922

6a Lewes Crescent Brighton

Installation of 2no sash windows to replace existing door and window in light well.

Applicant: Miss Caroline Minogue

Officer: Joanne Doyle 292198

Approved on 06/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

The windows hereby approved shall be 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.

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			01 Sep 2014
Existing Layout with Location Plan			01 Sep 2014
Proposed Layout with Location Plan			01 Sep 2014
Proposed Window Details			01 Sep 2014
Window Sections			01 Sep 2014

BH2014/02968

81 Dean Court Road Rottingdean Brighton

Extension of existing rear garage to form enlarged garage and home gymnasium with new pitched roof over.

Applicant: Mr & Mrs Steve Ovet

Officer: Chris Swain 292178

Approved on 06/11/14 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) UNI

The hereby permitted outbuilding shall only be used for purposes incidental to the main residential dwelling.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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, existing and proposed plans, elevations and section.	1332014/01		9 September 2014

5) UNI

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

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.

BH2014/03026

Land at Rear of 59-61 Lustrells Vale Saltdean Brighton

Demolition of existing detached garage and erection of a single storey one bedroom dwelling (C3) with off street parking accessed from School Lane.

Applicant: First Charterhouse LLP

Officer: Andrew Huntley 292321

Refused on 12/11/14 DELEGATED

1) UNI

The proposal, by reason of its siting, design, and footprint is considered to represent an overdevelopment of the site. The proposal would result in an incongruous and cramped form of development and is contrary to policies QD1, QD2, QD3, and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed garden area is of an insufficient size in relation to the scale of the proposed dwelling. The scheme would therefore provide an unacceptable standard of accommodation, to the detriment of the amenity of future residents of

the property. Furthermore the proposed scheme would result in the loss of the original garden area connected with the residential unit of no. 61 Lustrells Vale to the detriment of the amenity of existing and future residents of this property. The scheme is therefore contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

BH2014/03052

6A Lewes Crescent Brighton

Installation of 2no sash windows to replace existing door and window in light well.

Applicant: Miss Caroline Minogue

Officer: Joanne Doyle 292198

Approved on 06/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

The windows hereby approved shall be 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.

BH2014/03100

40 Arundel Place Brighton

Replacement of existing UPVc windows with aluminium and timber sliding doors with glass balustrade to the rear at ground and first floor levels following prior approval application BH2014/01115 for change of use at ground floor and first floor levels from offices (B1) to residential (C3) to form 2no flats.

Applicant: Creative Developments Ltd

Officer: Christopher Wright 292097

Approved on 18/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and site location plans	TA779/01	A	16 Sep 2014
Existing ground floor plan	TA779/02	B	16 Sep 2014
Existing first floor plan	TA779/03	A	16 Sep 2014
Existing rear (east) elevation	TA779/04		16 Sep 2014
Proposed ground floor plan	TA779/50		16 Sep 2014
Proposed first floor plan	TA779/51	A	23 Sep 2014
Proposed rear (east)	TA779/52		16 Sep 2014

elevation			
Proposed doors (east) elevation	TA779/53		16 Sep 2014
VELFAC 237 - Sliding window door, 1-leaf profile details			16 Sep 2014

BH2014/03115

30 Westmeston Avenue Saltdean Brighton

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

Applicant: Mr & Mrs Poole

Officer: Robert Hermitage 290480

Approved on 03/11/14 DELEGATED

BH2014/03123

91 Lustrells Crescent Saltdean Brighton

Roof alterations including hip to barn end roof extension and enlargement of existing rear dormer.

Applicant: D Burnett

Officer: Robert Hermitage 290480

Refused on 11/11/14 DELEGATED

1) UNI

The proposed enlarged dormer and roof alterations by reason of its size, siting, excessive cladding, and poor relation to the existing fenestration would create an incongruous addition to the building and the surrounding area and is considered to contradict policy QD14 of the Brighton & Hove Local Plan and design guidance provided by SPD12 (Design Guide for Extensions and Alterations). The proposal is therefore considered an inappropriate addition to the property.

BH2014/03136

15 Roedean Crescent Brighton

Certificate of lawfulness for proposed detached garage and single storey outbuilding to facilitate swimming pool to rear garden.

Applicant: Mr William Christopherson

Officer: Robert Hermitage 290480

Approved on 18/11/14 DELEGATED

BH2014/03143

25 Eastern Place Brighton

Change of Use from live/work unit (Sui Generis) to residential property (C3). (Retrospective)

Applicant: Nomi Rowe

Officer: Adrian Smith 290478

Refused on 17/11/14 DELEGATED

1) UNI

No information has been submitted to demonstrate that that the lawful use of the site at the time of conversion was as a live-work unit, or that site was not suitable for continued employment use, therefore its conversion to a residential dwelling is contrary to policies EM6 & EM11 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2014/02771

328 Cowley Drive Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable end roof extensions and rear dormer.

Applicant: Mr David Sawyer
Officer: Chris Swain 292178
Approved on 03/11/14 DELEGATED

BH2014/02795

24 Brownleaf Road Brighton

Erection of single storey rear extension with raised timber decking.

Applicant: Mrs Marie Clare Hogan
Officer: Robert Hermitage 290480

Approved on 05/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 extension 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

No development shall commence in relation to the timber terrace until detail of screening to the western boundary of the terrace has been submitted to and approved in writing by the Local Planning Authority. The timber terrace shall not be brought into use until the screening has been erected in accordance with the agreed details. The screening shall be retained as such thereafter.

Reason: In order to protect adjoining properties from overlooking 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 and Block Plan	503(PL)2	-	19th August 2014
Existing and Proposed Elevations	503(SK)1	-	19th August 2014

BH2014/02851

Land Adjacent 54 & 54A Channel View Road Brighton

Demolition of existing garage and erection of 1 no 3 bedroom dwelling.

Applicant: Mr Lee Turner
Officer: Adrian Smith 290478

Approved on 30/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

No extension, enlargement or other alteration of the dwellinghouse as provided

for within Schedule, 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) 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

Unless otherwise agreed in writing by the Local Planning Authority, 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.

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 policies QD1 and QD2 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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

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

7) 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.

8) 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.

9) 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. The scheme shall include the following:

- i. retention of the privet hedges to the southern and western boundaries and measures for their protection during the course of development;
- ii. details of all hard surfacing;
- iii. details of all boundary treatments;
- iv. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

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

10) UNI

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

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

11) UNI

The development hereby permitted shall be carried out in accordance with 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			22/08/2014
Existing block plan			05/09/2014
Proposed block plan			05/09/2014
Existing site layout plan and elevations	14021/10.002		03/09/2014
Proposed site layout	14021/10.001	E	21/10/2014
Proposed floor plans	14021/11.001	A	21/10/2014
	14021/11.002	A	21/10/2014
Proposed elevations	14021/13.001	A	21/10/2014
	14021/13.002	A	21/10/2014
	14021/13.003	B	21/10/2014
	14021/13.004	B	21/10/2014
Proposed context elevation	14021/12.001	A	21/10/2014

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable

Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 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.

BH2014/03011

17 Newells Close Brighton

Creation of rear dormer.

Applicant: Karen Gordan

Officer: Tom Mannings 292322

Refused on 18/11/14 DELEGATED

1) UNI

The rear dormer by reason of its size, bulk and detailing would appear unduly bulky and would fail to respect the character and proportions of the existing building, adjoining properties and the wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03035

544B Falmer Road Brighton

Change of Use from retail (A1) to mixed use Retail (A1) and beauty salon (Sui generis).

Applicant: Miss Carly Bryant

Officer: Wayne Nee 292132

Approved on 12/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
Ground floor and first floor	544FR		17 September 2014
Lower ground floor and ground floor	544FR		17 September 2014
Site plan	n/a		10 September 2014

BH2014/03050

91A Crescent Drive North Brighton

Enlargement of existing rear dormer.

Applicant: Mr Ray Finnis

Officer: Joanne Doyle 292198

Refused on 06/11/14 DELEGATED

1) UNI

The proposed enlargement of existing rear dormer by reason of its size, bulk and excessive cladding would form an unacceptable alteration to the roof slope of the property. The enlargement of the existing dormer would create an incongruous feature that would over dominate the rear roof slope. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BRUNSWICK AND ADELAIDE

BH2014/02658

Basement Flat 59 Brunswick Place Hove

Replacement of existing timber door and metal framed window to rear external lightwell with new timber door and window. Internal alterations including re-plastering and other renovation and refurbishment works. (Part Retrospective).

Applicant: Ms H Spary

Officer: Robin Hodgetts 292366

Approved on 04/11/14 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.

BH2014/02659

Basement Flat 59 Brunswick Place Hove

Replacement of existing timber door and metal framed window to rear external lightwell with timber door and window. (Part Retrospective).

Applicant: Ms H Spary

Officer: Robin Hodgetts 292366

Approved on 04/11/14 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 and Existing Floor Plan	14027/01	A	13/08/2014
Proposed Floor Plan	14027/02	C	27/10/2014
Joinery Details	14027/SK/002		27/10/2014

BH2014/02875

Flat 4 50 Cambridge Road Hove

Installation of dormers to front and rear elevations.

Applicant: Mr William Boyle

Officer: Mark Thomas 292336

Approved on 17/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 dormer windows hereby approved shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such thereafter.

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

3) UNI

The dormer windows hereby permitted shall be finished in lead to the cheeks and roof.

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.

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	A.001	-	4th September 2014
Proposed plans	D.001	-	4th September 2014

BH2014/02918

Flat 4 48 Brunswick Place Hove

Internal alterations to layout of flat.

Applicant: Jos Jorgensen

Officer: Joanne Doyle 292198

Approved on 30/10/14 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 details of drainage arrangements for the relocated kitchen have been submitted to and approved in writing by the Local Planning Authority. The details shall make provision for the removal of any redundant waste pipes to the front elevation of the building. The works shall take place in accordance with the agreed details and shall be 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.

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.

BH2014/02959

Flat 2 19 Brunswick Square Hove

Internal alterations to layout of flat.

Applicant: Mr Danny Homan

Officer: Christopher Wright 292097

Approved on 11/11/14 DELEGATED

1) BH01.05

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

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

2) UNI

All existing architectural features, in particular the cornice and decorative ceiling of the property, shall be retained and, within 3 calendar months of the removal of the internal partition wall, shall be appropriately repaired and reinstated to match exactly the existing.

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

BH2014/03068

Selbourne House 6 Selborne Road Hove

Demolition of fire escape on side elevation serving second floor flat and replacement of door onto fire escape with double glazed casement timber window.

Applicant: Selborne House Management Company

Officer: Lorenzo Pandolfi 292337

Approved on 18/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 drawings no development relating to the replacement window shall take place until details of the new window and its reveals, cill and head detail, including 1:20 scale elevational drawings and 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 policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD09, Architectural Features.

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	6SR-BP		15/09/2014
Block Plan	6SR-BP		15/09/2014
Proposed Side Elevation	6SR-PSE		15/09/2014
Proposed Floor Plan	6SR-PFP		15/09/2014
Existing Side Elevation	6SR-ESE		15/09/2014
Existing Floor Plan	6SR-EFP		15/09/2014

4) UNI

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

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

BH2014/03104**83A-85 Western Road Hove**

Replacement of existing single glazed crittall windows with double glazed aluminium windows to front at first and second floor levels following prior approval application BH2014/00844 for change of use from offices (B1) to residential (C3) on the first and second floors to form 6no self contained flats.

Applicant: Rentmoor Ltd

Officer: Christopher Wright 292097

Approved on 11/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

The replacement windows hereby permitted shall have concealed trickle vents and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	RFA/208/OS		16 Sep 2014
Front Elevation - As Existing	RFA 11/208/10		16 Sep 2014
Front Elevation - As Proposed	RFA 11/208/11		16 Sep 2014
Existing Window Elevations	RFA 11/208/12		16 Sep 2014
Proposed and Existing Sections	RFA 11/208/13		16 Sep 2014

BH2014/03368**26 Cambridge Road Hove**

Non material amendment to BH2014/01884 to leave existing guttering and down pipe in situ and to install new soil vent pipe in amended position on front elevation.

Applicant: Glynis Bates

Officer: Benazir Kachchhi 294495

Approved on 30/10/14 DELEGATED

CENTRAL HOVE**BH2014/02635****40 Albany Villas Hove**

Certificate of lawfulness for the proposed conversion of 2no maisonettes (C3) into a single dwelling house (C3).

Applicant: Mr & Mrs Houlbrook

Officer: Mark Thomas 292336

Approved on 30/10/14 DELEGATED

BH2014/02636

40 Albany Villas Hove

Creation of roof terrace with associated roof alterations and balustrade.

Applicant: Mr & Mrs Houlbrook

Officer: Helen Hobbs 293335

Refused on 06/11/14 DELEGATED

1) UNI

The introduction of a terrace and balustrade at this height would form an alien and incongruous addition, significantly detracting from the ornate parapet on the front facade of the building. The loss of a substantial part of the front and rear roofscapes would significantly alter the original form and shape of the main roof. The proposal would therefore significantly harm the character and appearance of the existing building, street scene 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.

BH2014/02838

Land Rear of 33 Sackville Road Hove

Application for Approval of Details Reserved by Condition 6 of application BH2011/00897 (appeal reference APP/Q1445/A/11/2160370).

Applicant: Mr & Mrs Colasurdo

Officer: Jason Hawkes 292153

Refused on 03/11/14 DELEGATED

1) UNI

A Final Code Certificate certifying that Code Level 3 has been achieved for the new dwelling has not been submitted. The requirements of the condition have therefore not been satisfied and the scheme is deemed contrary to policy SU2 and Supplementary Planning Document 8: Sustainable Building Design.

BH2014/02975

Flat 1 Courtenay Lodge Courtenay Terrace Hove

Internal alterations to layout of flat.

Applicant: Mr J Jones

Officer: Helen Hobbs 293335

Approved on 30/10/14 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.

GOLDSMID

BH2014/02997

1 Avondale Road Hove

Demolition of existing 2no storey outrigger to rear and erection of part one part two storey rear extension, roof alterations including front rooflights, side windows and alterations to fenestration. (Part retrospective)

Applicant: Mr Christian Tremlett

Officer: Robert Hermitage 290480

Approved on 03/11/14 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 first floor windows to the southern elevation shall be obscure glazed and, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. 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

The development hereby permitted shall be carried out in accordance with 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	1AR-P5	A	8th September 2014
Block Plan	1AR-P5	A	17th October 2014
Existing Floor Plans	1AR-P2	A	8th September 2014
Proposed Floor Plans	1AR-P3	C	8th September 2014
Existing and Proposed Elevations	1AR-P4	C	8th September 2014

BH2014/03204

The Hideaway 2 Furze Hill Hove

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

Applicant: Mr Peter Overill

Officer: Christopher Wright 292097

Prior approval not required on 04/11/14 DELEGATED

BH2014/03340

58A Palmeira Avenue Hove

Non material amendment to BH2013/01599 for alterations to the car port and associated 'green wall'.

Applicant: Owen Property

Officer: Adrian Smith 290478

Approved on 14/11/14 DELEGATED

HANGLETON & KNOLL

BH2014/03016

92 & 96-98 Northease Drive Hove

Change of use of part first and second floors from doctors surgery (D1) to 1 no three bedroom maisonette (C3).

Applicant: Mr Fielding

Officer: Wayne Nee 292132

Approved on 14/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 premises shall be used as a 'Doctors Surgery' and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

3) 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. The 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.

4) UNI

The residential units hereby approved shall not 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.

5) 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 SU2 of the Brighton & Hove Local Plan.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans	01	n/a	09 September 2014

7) UNI

No 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.

BH2014/03108

87 Northease Drive Hove

Formation of raised rear decking with balustrade and steps to garden to replace existing concrete terrace.

Applicant: Rosemary Bray

Officer: Lorenzo Pandolfi 292337

Approved on 18/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			17/09/2014
Block Plan			23/09/2014
Rear Elevation Existing & Proposed	AG/1		17/09/2014
Existing & Proposed Plan	AG/2		17/09/2014
Existing & Proposed Section	AG/3		23/09/2014

BH2014/03167

89 Lark Hill Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.7m.

Applicant: Mr John Harbour

Officer: Benazir Kachchhi 294495

Prior Approval is required and is refused on 31/10/14 DELEGATED

NORTH PORTSLADE

BH2014/02868

30 Overdown Rise Portslade

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

Applicant: Mr Ian James

Officer: Lorenzo Pandolfi 292337

Approved on 03/11/14 DELEGATED

SOUTH PORTSLADE

BH2014/01881

131 Mill Lane Portslade

Replacement of existing bay windows to front with automatic sliding doors, installation of ATM, installation of 1no refrigeration condenser and 3no air conditioning units and associated works.

Applicant: Wm Morrison Supermarkets PLC

Officer: Christopher Wright 292097

Approved on 07/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To safeguard the amenities of the locality and the occupiers of nearby properties 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 & Block Plan	D/01	A	1 Oct 2014
Existing Ground (floor plan)	D/02		9 Jun 2014
Existing West Elevation	D/05		9 Jun 2014
Existing East Elevation	D/06		9 Jun 2014
Existing South Elevation	D/07		9 Jun 2014
Existing North Elevation	D/08		9 Jun 2014
Proposed Ground (floor plan)	D/12	B	4 Sep 2014
Proposed West Elevation	D/15	B	4 Sep 2014
Proposed East Elevation	D/16	B	4 Sep 2014
Proposed South Elevation	D/17	B	4 Sep 2014
Proposed North Elevation	D/18	B	4 Sep 2014

BH2014/02312

46 St Andrews Road Portslade

Conversion of existing ground floor flat into 2no self-contained flats including removal of existing extensions and creation of lightwell and raised patio. Demolition of existing garage and erection of single storey dwelling.

Applicant: Park Avenue Estates Ltd

Officer: Helen Hobbs 293335

Refused on 30/10/14 DELEGATED

1) UNI

The existing ground floor flat of 46 St Andres Road is unsuitable for conversion into smaller units of accommodation by virtue of an original floor area of less than 115 sq metres and having only two bedrooms. The scheme would therefore result in the loss of a unit of accommodation which is entirely suitable for smaller

households. This harm is considered to outweigh the benefit provided by the additional residential unit. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed basement bedroom to 'flat 2', by virtue of the proximity of the window opening to retaining walls of the lightwell, would provide poor levels of outlook for future occupants of this unit, who would experience enclosure. The proposed flat ('2') would therefore provide a poor standard of accommodation for future occupants and would be unsuitable for family occupation. This harm is considered to outweigh the benefit provided by the additional residential unit. The proposal is therefore contrary to policies HO9 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed detached dwellinghouse, by reason of its height and massing along shared boundaries, would result in overmassing along shared boundaries creating an increased sense of enclosure for occupiers of adjoining properties. This harm is considered to outweigh the benefit provided by the additional residential unit. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed detached dwellinghouse would represent an overdevelopment of the site incongruous with the prevailing character and appearance of surrounding development, and would significantly reduce the important open aspect currently visible between the properties on St. Andrew's Road and those on Norway Street. This harm is considered to outweigh the benefit provided by the additional residential unit. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2014/02488

Land to Rear of Easthill Drive adjacent to 10 Foredown Road Portslade

Erection of 4 no three bedroom houses (C3) with associated off street parking and formation of a new crossover.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 12/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 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.

4) UNI

The first floor windows in the side elevation (east facing elevation) of the dwellings hereby permitted shall all 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 properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) 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.

6) UNI

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

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

7) UNI

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

8) UNI

No development shall commence until details of measures to retain and protect the flint wall along the western boundary during construction works has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in accordance with the agreed details.

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

9) UNI

No development or other operations shall commence on site in connection with the development hereby approved (including any tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery), until a detailed tree pruning specification has been submitted to and approved in writing by the Local Planning Authority. All tree pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

Reason: To protect the 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.

10) UNI

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

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

11) UNI

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

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

12) UNI

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

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 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 and elevations with datum levels clearly marked. The development shall be constructed in accordance with the agreed details.

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

15) UNI

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

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

16) UNI

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

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

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

18) UNI

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

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

19) 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.

20) UNI

The development hereby approved shall not be occupied until 2 x Swift boxes have been incorporated within the gable ends of the new build in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the enhancement and protection of ecological interest on site and to comply with policy QD17 of the Brighton & Hove Local Plan.

21) UNI

The development hereby permitted shall be carried out in accordance with 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	PL01		30th July 2014
Existing Site Plan	PL02		23rd July 2014
Proposed Site Plan	PL03		23rd July 2014
Proposed Ground Floor	PL04		23rd July 2014
Proposed First Floor Plan	PL05		23rd July 2014
Proposed Roof Plan	PL06		23rd July 2014
Typical House Floor Plans	PL07		23rd July 2014
Proposed North and West Elevations	PL08		23rd July 2014
Proposed East and South Elevations	PL09		23rd July 2014
Sections Through Proposal Indicating Relationship with Adjacent Houses	PL12		9th October 2014
Tree Constraints Plan	8808 TCP 01 Foredown		23rd July 2014
Topographical, Elevation & Utility Survey (1 of 2)	G7192/1/1		13th August 2014
Topographical, Elevation & Utility Survey (2 of 2)	G7192/1/2		13th August 2014
Proposed Site Plan and Floorplans: Capacity Study	PP01		13th August 2014

BH2014/02980

44 Station Road Portslade

Application for Approval of Details Reserved by Condition 5 of application BH2014/01888

Applicant: Papa John's (GB) Ltd

Officer: Christopher Wright 292097

Refused on 03/11/14 DELEGATED

1) UNI

1. The applicant has not submitted details of how the delivery service from the premises will operate and be managed. As such the requirements of condition 5 have not been met in full.

BH2014/03017

7 Stanley Road Portslade

Demolition of garage and erection of two storey side extension.

Applicant: Mr Mark Smith

Officer: Lorenzo Pandolfi 292337

Approved on 04/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Plan	05		09/09/2014
Plans & Elevations As Existing	01		09/09/2014
Plans & Elevations As Proposed	02		09/09/2014

BH2014/03024

The Coach House South Street Portslade

External alterations including revised fenestration, roof alterations and landscaping following prior approval for change of from offices (B1) to residential (C3) to form 5no dwellings. (Part retrospective)

Applicant: Spear Development Ltd

Officer: Christopher Wright 292097

Refused on 11/11/14 DELEGATED

1) UNI

The proposed roof enlargements, extensions and alterations, would give the development a cluttered, bulky and unduly dominant roofscape and domestic appearance that would detract from the form and character of the buildings as historically functional structures positioned around an open space. As such the development would fail to preserve or enhance the character and setting of the buildings, to the detriment of visual amenity and the character and appearance of the wider Conservation Area. Accordingly the proposals are contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2014/03438

30 St Nicholas Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.325m, for which the maximum height would be 2.705m, and for which the height of the eaves would be 2.53m.

Applicant: Miss Miranda Christides

Officer: Benazir Kachchhi 294495

Approved on 13/11/14 DELEGATED

HOVE PARK

BH2013/03930

Bowling Green Dyke Road Park Dyke Road Hove

Change of use of Bowling Green (D2) to open air theatre (sui generis) with associated alterations including landscaping and erection of acoustic wall. (Amended details including use of amplification on site and an increase in days of operation)

Applicant: Brighton Open Air Theatre CIO

Officer: Paul Earp 292454

Approved on 30/10/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

No events shall occur outside of the hours of 09:00 to 22:00 Monday to Saturday and 11:00 to 18:00 on Sundays.

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

4) UNI

The development hereby approved shall hold a maximum of 22 performances/events per month.

Reason: To safeguard the amenities of the locality and to ensure that the development has an acceptable impact upon the operation of the transport network and to comply with policies SU10, QD27 and TR1 of the Brighton & Hove Local Plan.

5) UNI

The development hereby approved shall hold no more than 6 events per week.

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

6) UNI

The development hereby approved shall hold no more than 2 events per day.

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

7) UNI

The development hereby approved shall hold no more than 28 amplified events over the period of May to September inclusive.

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

8) UNI

The development hereby approved shall hold no more than 5 amplified events per week.

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

9) UNI

All events shall have a maximum LAeq,15min sound pressure level on the stage of 85dB.

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

10) UNI

For all events 63Hz and 125Hz shall not respectively exceed 85dB and 80dB LAeq,15min on stage. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

11) UNI

There shall be no firework displays involved in any events.

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

12) UNI

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

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

13) UNI

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.

14) UNI

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

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

15) UNI

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

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

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

Any topsoil to be removed from the site shall be retained and used within the park.

Reason: In the interests of sustainability and waste elimination and to comply with policy SU13 of the Brighton & Hove Local Plan.

18) UNI

No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the programme of archaeological work has been completed in accordance with the approved Written Scheme of Archaeological Investigation.

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

19) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 8 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

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

20) UNI

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

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

21) UNI

Prior to the first use of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

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

22) UNI

The use of the hut/pavilion shall remain ancillary to the use of the open space and not used as an independent unit.

Reason: To safeguard accommodation needed in association with the use of the land as a community facility and to comply with policy QD20 of the Brighton & Hove Local Plan.

23) UNI

The development hereby permitted shall be carried out in accordance with 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	4344 AD20		18th November 2013,
Existing Block Plan and Section	4344 AD24		27th November 2013
Photomontage	4344 AD23		18th November 2013
Section AA	4344 AD22		18th November 2013
Design and Access Statement			18th November 2013
Noise Assessment Acoustic Associates Sussex Ltd			12th August 2014

BH2014/01015

12 Mallory Road Hove

Demolition of existing dwelling and erection of five bedroom dwelling, detached outhouse in rear garden and associated works.

Applicant: Mr & Mrs Ansell

Officer: Paul Earp 292454

Approved on 30/10/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

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.

4) UNI

The development hereby permitted shall be undertaken in accordance with the Waste Management Statement received on 31 March 2014.

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.

5) UNI

The side elevations are to be painted white and maintained as such to the satisfaction of the Local Planning Authority at all times thereafter.

Reason: To provide maximum light reflection to adjacent properties and to comply to comply with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be occupied until the sustainability measures including the gas efficient boiler and solar panels detailed within the Sustainability Checklist received on the 31 March 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			31 March 2014
Block Plan			31 March 2014
Existing Site Plan	S1		31 March 2014
Existing Ground Floor Plan - 1	S2		31 March 2014
Existing Ground Floor Plan - 2	S3		31 March 2014
Existing Contextual Elevation	S4		31 March 2014
Existing Elevations - front/rear	S5		31 March 2014
Existing Side Elevations	S6		31 March 2014
Existing Floor Plans	S7		31 March 2014
Proposed Site Plan	P1	A	6 August 2014
Proposed Floor Plan - 1	P2	A	6 August 2014
Proposed Floor Plan - 2	P3	A	6 August 2014
Proposed First Floor Plan	P4		31 March 2014
Proposed Second Floor Plan	P5		31 March 2014
Proposed Roof Plan	P6		31 March 2014

Proposed East Elevation	P7	A	6 August 2014
Proposed Front and Rear Elevations	P8	A	6 August 2014
Proposed North and South Elevations	P9	A	6 August 2014
Proposed Sections	P10		31 March 2014
Proposed Garden Studio	P11	A	6 August 2014
Site Waste Management Statement			31 March 2014
Local Planning Directive Response Statement			31 March 2014
Biodiversity Checklist			31 March 2014
Design Statement			31 March 2014
Sustainability Checklist			31 March 2014

8) 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.

9) UNI

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

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

10) UNI

The outbuilding hereby approved shall be used for purposes ancillary to the main dwellinghouse of 12 Mallory Road, Hove, only. The accommodation shall not be used as a separate planning unit.

Reason: The accommodation is considered unsuitable to form an independent unit, to safeguard the amenities of the occupiers of nearby properties, and to comply with policies HO3, HO4 and QD27 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until details of an obscure glazed screen 1.8m in height to be erected to the side (north elevation) of the rear terrace have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such at all times.

Reason: To prevent the overlooking of the adjacent property and to comply with policy QD27 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

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

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

14) UNI

No extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class 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.

15) UNI

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

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

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

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

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

18) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made

available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times. Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

19) UNI

The 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.

20) 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.

21) 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.

BH2014/02471

11 Radinden Drive Hove

Remodelling of dwelling incorporating two storey front and rear extensions, roof alterations, enlargement of existing garage including additional floor and associated works.

Applicant: Dr Leung & Mr Morris

Officer: Joanne Doyle 292198

Refused on 17/11/14 DELEGATED

1) UNI

The proposed remodelling, by reason of its roof form and materials, would create an incongruous appearance at odds with the prevailing character of Radinden Drive and the surrounding area. Further, the proposed garage, by reason of its form and height, would represent an unduly dominant addition which would stand out in the street scene as an inappropriate addition. The proposal would fail to emphasise or enhance the positive qualities of the local neighbourhood and is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed first and second floor terrace areas represent unneighbourly and overbearing additions which would result in overlooking and loss of privacy for occupants of adjoining properties. The proposal would be detrimental to neighbouring amenity and is therefore contrary to policies QD14 and QD27.

BH2014/02534

49 Tongdean Avenue Hove

Remodelling of existing dwelling including alterations to roof including insertion of 2no rooflights to rear. Erection of three storey front extension and erection of part single, part two storey rear extension. Creation of pitched roof over existing side extension, enlargement of lower ground floor level, revised fenestration, new

boundary wall and gates and associated works.

Applicant: Angela Page

Officer: Christopher Wright 292097

Approved on 03/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 other openings except for those expressly authorised by this permission shall be constructed on the north-westerly and south-easterly facing flank elevations of the extension hereby permitted, without planning permission obtained from the Local Planning Authority.

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

3) UNI

The first floor level en-suite windows on the south-east facing flank elevation of the two storey part of the rear extension 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.

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with 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
Existing Plans & Elevations	TDA.001	A	1 Aug 2014
Proposed Plans & Elevations	TDA.002	G	30 Oct 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.

BH2014/02581

50 The Droveway Hove

Erection of two storey side extension.

Applicant: Mr & Mrs Gillatt

Officer: Joanne Doyle 292198

Approved on 12/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	Y0102-A01		31 Jul 2014
Block Plan	Y0102-A02		31 Jul 2014
Existing Ground & First Floor Plans	Y0102-A03		31 Jul 2014
Existing Loft & Roof Plans	Y0102-A04		31 Jul 2014
Existing North & West Elevations	Y0102-A05		31 Jul 2014
Existing South & East Elevations	Y0102-A06		31 Jul 2014
Consented Ground & First Floor Plans	Y0102-A07		31 Jul 2014
Consented Loft & Roof Plans	Y0102-A08		31 Jul 2014
Consented North & West Elevations	Y0102-A09		31 Jul 2014
Consented South & East Elevations	Y0102-A10		31 Jul 2014
Proposed Ground & First Floor Plans	Y0102-D01		13 Aug 2014
Proposed Loft & Roof Plans	Y0102-D02		31 Jul 2014
Proposed North & East Elevations	Y0102-D03		13 Aug 2014
Proposed West & South Elevations	Y0102-D04		13 Aug 2014

BH2014/02755

Land Rear of 285 Dyke Road Hove

Erection of three bedroom detached bungalow with access from The Droveaway.

Applicant: Lakeside Investments Ltd

Officer: Jason Hawkes 292153

Refused on 31/10/14 DELEGATED

1) UNI

Having regard to the close proximity of the proposed bungalow to the host property, the west facing windows and roof terrace at no. 285 Dyke Road would directly overlook the east facing windows and majority of the garden of the

proposed bungalow. This is not considered to be an appropriate relationship and would result in a loss of amenity and a poor standard of accommodation for future occupants of the proposed dwelling. This harm is considered to outweigh the benefit provided by the additional residential unit. The scheme is therefore considered to be contrary to policy QD27 and HO5 of the Brighton & Hove Local Plan.

BH2014/02780

77 Shirley Drive Hove

Replacement of existing timber fence and gates with brick and timber fence with brick piers and gates.

Applicant: Mr Borhan Khayal

Officer: Benazir Kachchhi 294495

Approved on 31/10/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 finishes of the piers and walls hereby permitted shall match in material, colour, style, bonding and texture those of the main dwellinghouse.

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 plan			18 August 2014
Block plan			18 August 2014
As existing - Shirley Drive Elevation	PL - 04		05 September 2014
As existing - Woodruff Avenue Elevation	PL - 03		05 September 2014
As proposed - Shirley Drive Elevation	PL - 02		30 October 2014
As proposed - Woodruff Avenue Elevation	PL - 01		30 October 2014

BH2014/02903

52 Mill Drive Hove

Erection of single storey rear extension.

Applicant: Dominic Marini

Officer: Helen Hobbs 293335

Approved on 11/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	PBP0095/02		7th November 2014
Block Plan	PBP0095/03		7th November 2014
Existing and proposed plans	PBP0095/01		7th November 2014

BH2014/02960

217 Goldstone Crescent Hove

Erection of a single storey side extension.

Applicant: Paul & Louise Gibb

Officer: Lorenzo Pandolfi 292337

Approved on 11/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			03/09/2014
Existing Floor Plans and Elevations	PL01	A	18/09/2014
Proposed Floor Plans and Elevations	PL02		03/09/2014

BH2014/02969

17 Meadow Close Hove

Demolition of garage and erection of two storey side extension with pitched roof. Erection of single storey rear extension linking main house to external dayroom and associated alterations. (Part Retrospective).

Applicant: Mr Roger Noel

Officer: Robin Hodgetts 292366

Approved on 30/10/14 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 site and block plans, floor plans and elevations	1222008/01	C	04/09/14
Proposed plans and elevations	1222008/02	C	04/09/14
Proposed contextual drawing	1222008/04		12/09/14

BH2014/02978

Top Floor Flat 21 Frith Road Hove

Replacement of existing timber sash windows with UPVC windows.

Applicant: Mr Ben Burton

Officer: Benazir Kachchhi 294495

Approved on 10/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	-	-	15 September 2014
Materials and specifications sheet	-	-	04 September 2014
Product survey sheet and identification photographs	-	-	04 September 2014
Design and Method of opening	-	-	04 September 2014
First floor plan	-	-	04 September 2014

BH2014/03007

6 Hove Park Gardens Hove

Application for Approval of Details Reserved by Condition 4 of application BH2013/03716.

Applicant: John Foot

Officer: Jason Hawkes 292153

Approved on 31/10/14 DELEGATED

BH2014/03105

162 Woodland Drive Hove

Application for Approval of Details Reserved by Condition 13 of application

BH2013/01505.

Applicant: Bamberg Developments

Officer: Helen Hobbs 293335

Approved on 07/11/14 DELEGATED

BH2014/03154

The British Engineerium The Drove Way Hove

Installation of access gate within existing boundary wall.

Applicant: The British Engineerium

Officer: Liz Arnold 291709

Approved on 13/11/14 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 a sample of the flintwork and mortar and a method statement for the works hereby approved have been submitted to an approved in writing by the Local Planning Authority. Development shall be carried out in 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.

BH2014/03157

57 Tongdean Avenue Hove

Erection of rear double garage with barn end roof.

Applicant: Mr Jay Scanlan

Officer: Lorenzo Pandolfi 292337

Approved on 17/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 & Proposed Block Plan	AG10705-100		18/09/2014
Proposed Plans	44588/01	B	18/09/2014
Proposed Elevations	44588/02	B	18/09/2014

WESTBOURNE

BH2014/03078

Horizon 205 Kingsway Hove

Part conversion of basement level to habitable living space to facilitate creation of additional floor to ground floor flat 1.

Applicant: Mr B Babister

Officer: Helen Hobbs 293335

Refused on 18/11/14 DELEGATED

1) UNI

1. The proposed accommodation at semi-basement level adjacent to the entrance of an underground car park would benefit from poor natural light, ventilation and outlook and create a poor standard of accommodation. The proposal would therefore be contrary to policies HO4 and QD27 of the Brighton & Hove Local Plan.

BH2014/03161

92 Portland Road Hove

Application for approval of details reserved by condition 3 of application BH2014/00906.

Applicant: Mr James Summers

Officer: Liz Arnold 291709

Approved on 17/11/14 DELEGATED

WISH

BH2014/02998

84 Boundary Road Hove

Change of use from restaurant/take away (A3/A5) to take away (A5) at basement and ground floor level.

Applicant: Mr Majid Hassan-Nussivi

Officer: Jason Hawkes 292153

Approved on 05/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 operational except between the hours of 11:00 and 23:00 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 development hereby permitted shall be carried out in accordance with 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 GA	B8382-AEW-1 4164-00-DR-0 01		8th September 2014
Existing Elevations	B8382-AEW-1 4164-00-DR-0 02		8th September 2014
Proposed GA	B8382-AEW-1 4164-00-DR-0 03		8th September 2014
Proposed Elevations	B8382-AEW-1 4164-00-DR-0 04		8th September 2014

Location Plan	B8382-AEW-1 4164-00-DR-0 05		8th 2014	September
Block Plan	B8382-AEW-1 4164-00-DR-0 06		8th 2014	September

BH2014/03057

5 Tandridge Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2012/00103

Applicant: Mr Kristian Gavin

Officer: Jason Hawkes 292153

Approved on 11/11/14 DELEGATED

BH2014/03060

9 Amesbury Crescent Hove

Erection of single storey side and rear extension.

Applicant: Mr Geoff Davies

Officer: Benazir Kachchhi 294495

Approved on 11/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 finishes of the external elevations 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	501 (PL) 2		11 September 2014
Existing and proposed floor plans and elevations	501 (PL) 1		11 September 2014

BH2014/03066

7 Wish Road Hove

Erection of part one, part two storey side extension and erection of single storey rear extension to replace existing conservatory. Conversion of garage into habitable accommodation and associated alterations.

Applicant: Mr & Mrs Murie

Officer: Lorenzo Pandolfi 292337

Approved on 07/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Location Plan	1325-01A		12/09/2014
Proposed Plans, Elevations and Section	1325-02E		12/09/2014

BH2014/03163

42 St Leonards Road Hove

Erection of single storey side and rear extension with associated external alterations.

Applicant: Mr Aideen Smith-Watson

Officer: Tom Mannings 292322

Approved on 13/11/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 cladding to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing Ground Floor Plan and Roof Plans Location & Block Plans	249STL42/01		18/09/14
As Existing Rear and Side Elevations	249STL42/02		10/11/14
Proposed Ground Floor & Roof Plan Proposed Block Plan & Location Plan	249STL42/03		18/09/14
Proposed Rear and Side	249STL42/04		10/11/14

Elevation			
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BH2014/03196

36 Mansfield Road Hove

Certificate of lawfulness for proposed loft conversion incorporating dormers to sides, window to front and doors to rear.

Applicant: Mr Henry Duddy

Officer: Mark Thomas 292336

Approved on 18/11/14 DELEGATED

BH2014/03219

13 Park Avenue Hove

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

Applicant: Mr Stephen Amos

Officer: Tom Mannings 292322

Refused on 13/11/14 DELEGATED

1) UNI

The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than the permitted 50 cubic metres (actual volume of approximately 56.8 cubic metres). The development is not therefore permitted under Schedule 2, Part 1, Class B (B.1(c)(ii)) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

Withdrawn Applications

