

## PLANS LIST 13 MAY 2015

### BRIGHTON AND 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

##### BH2014/03788

##### **Patcham Service Station London Road Brighton**

Removal of existing underground fuel pipework and dispensers, including vent stack and offset fills. Installation of new underground fuel tanks, pipework, fuel dispensers, vent stack and offset fills and new concrete and hard forecourt paving.

**Applicant:** Esso Petroleum Co Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 21/04/15 DELEGATED**

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

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

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

##### **2) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

*Reason: To ensure that any contamination identified during the construction works is fully characterised and assessed and to comply with Policy SU3 of the Brighton and Hove Local Plan.*

##### **3) UNI**

The development hereby approved shall not be bought in to use until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

*Reason: To ensure that any remediation, if deemed necessary is satisfactorily completed and to comply with Policy SU3 of the Brighton and Hove Local Plan.*

##### **4) UNI**

No development shall commence until a scheme to manage the pollution risks associated with the operations of the proposed petrol filling station have been

submitted to and approved, in writing, by the local planning authority. The scheme shall include and address the following components:

- (i) Design and Method Statement for removal of Underground Storage Tank(s); and
- (ii) Design and Method Statement for installation of UST's and Fuel Lines.

The development shall take place in strict accordance with the agreed details.

*Reason: The site lies on the Seaford and Newhaven Chalk, which is classified as a principle aquifer and is located in Source Protection Zone 1, and this matter is fundamental to the acceptable delivery of the permission to prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.*

#### **5) UNI**

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- (i) A preliminary risk assessment which has identified all previous uses potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
- (ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (iii). The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- (iv). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The development shall be implemented in strict accordance with the approved details.

*Reason: The site lies above Seaford and Newhaven Chalk which is designated a Principal Aquifer and is located in Source Protection Zone 1, and this matter is fundamental to the acceptable delivery of the permission to prevent pollution of the water environment and to comply with Policy SU3 of the Brighton and Hove Local Plan.*

#### **6) UNI**

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	06/P		11/11/2014
BLOCK PLAN	05/P		11/11/2014
EXISTING SITE LAYOUT	01/P		11/11/2014
PROPOSED SITE LAYOUT	02/P		11/11/2014
EXISTING ELEVATIONS	03/P		11/11/2014
PROPOSED ELEVATIONS	04/P		11/11/2014
PRELIMINARY ASSESSMENT REPORT			11/11/2014
OPTIONS APPRAISAL REPORT			05/01/2015

## 7) UNI

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

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

### **BH2015/00343**

#### **1 Crowhurst Road Brighton**

Erection of external refrigeration and freezer units to East elevation with associated works.

**Applicant:** ASDA Stores Ltd

**Officer:** Andrew Huntley 292321

**Approved on 16/04/15 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of three 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	2007-90-03		12.02.2015
Existing and Proposed Elevations	2007-21-01		12.02.2015
Proposed Plan	2007-23-01		03.02.2015
Existing & Demolition Plan	2007-23-02		03.02.2015
Proposed Site Plan	2007-90-01		12.02.2015
Existing Site Plan	2007-90-02		12.02.2015

### **BH2015/00482**

#### **14 Dale Avenue Brighton**

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

**Applicant:** Mr J Pinkney

**Officer:** Astrid Fisher 292337

**Approved on 20/04/15 DELEGATED**

### **BH2015/00503**

#### **28 Larkfield Way Brighton**

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

**Applicant:** Mr & Mrs Mason

**Officer:** Chris Swain 292178

**Approved on 13/04/15 DELEGATED**

**BH2015/00532**

**21 Ditchling Crescent Brighton**

Erection of rebuilt conservatory extension to rear.

**Applicant:** Mr James Vallis

**Officer:** Mark Thomas 292336

**Approved on 14/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 new brickwork hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

**3) UNI**

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

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

**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	-	-	17th February 2015
Existing and proposed plans and elevations	BH-201-01	-	17th February 2015

**BH2015/00548**

**29 Woodbourne Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 3m.

**Applicant:** Elisabet Holstad

**Officer:** Mark Thomas 292336

**Prior approval not required on 02/04/15 DELEGATED**

**BH2015/00811**

**109 Mackie Avenue Brighton**

Prior approval for the erection of a single storey extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.4m and for which the height of the eaves would be 2.3m.

**Applicant:** Mr & Mrs Matthew & Karen Noakes

**Officer:** Astrid Fisher 292337

**Prior Approval is required and is refused on 16/04/15 DELEGATED**

## 1) UNI

Due to the scale, height and proximity to the boundary of the proposed rear extension, the neighbouring property to the south would suffer from loss of light, outlook and an increased sense of enclosure. The proposal would therefore lead to a significant loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

## PRESTON PARK

### BH2014/03273

#### **157-159 Preston Road Brighton**

External alterations including creation of new and revised balconies, alterations to fenestration, replacement of pitched roof on stair tower with roof lantern and rendering of parts of the building following permission BH2012/01844 (Extension and part conversion of existing building including creation of an additional floor for the provision of 9no self contained flats and additional office space with associated works and additional car and cycle spaces) (southern section of the building) and permission BH2013/03362 (Prior approval for change of use from offices (B1) to residential (C3) to form 22no residential units) (northern section of the building).

**Applicant:** Cross Stone Securities Ltd

**Officer:** Adrian Smith 290478

**Approved on 22/04/15 DELEGATED**

#### 1) BH01.01

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

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

#### 2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	2761/P10	-	29/09/2014
Existing floor plans	2761/P100	-	23/10/2014
Existing site plan	2761/P102	-	23/10/2014
Existing elevations	2761/P200 2761/P201		29/09/2014 29/09/2014
Proposed floor plans	2761/P101	B	23/10/2014
Proposed elevations	L(04)005 L(04)007 L(04)008	T4 B B	23/10/2014 29/09/2014 29/09/2014
Proposed site plan	L(00)001	P4	15/12/2014
Render samples	Cool Copper TF150 & Double Cream TF150	-	01/04/2015

**BH2014/04084****First Floor Flat 15 Hythe Road Brighton**

Roof alterations incorporating rooflights to front and rear.

**Applicant:** Adam Butterworth

**Officer:** Wayne Nee 292132

**Approved on 09/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	PBP0227/01		04 December 2014
Site plan	PBP0227/02		04 December 2014
Block plan	PBP0227/03		04 December 2014

**BH2014/04166****Flat 2 122 Beaconsfield Villas Brighton**

Creation of raised decking with balustrading and steps to rear garden, installation of 3no rooflights and removal of chimney to first floor rear.

**Applicant:** Mr & Mrs Carr

**Officer:** Mark Thomas 292336

**Approved on 20/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan	ADC686/LP	-	11th December 2014
Block plan	ADC686/BP	-	11th December 2014
Existing plans	ADC686/01	-	11th December 2014
Existing elevations	ADC686/02	Rev. B	11th December 2014

Proposed plans	ADC686/06	Rev. A	10th March 2015
Proposed elevations	ADC686/07	Rev. A	10th March 2015

**BH2014/04210**

**32 Grantham Road Brighton**

Roof alterations including installation of 2no front rooflights and 2no rear dormers.

**Applicant:** Mrs Claire Taylor

**Officer:** Joanne Doyle 292198

**Approved on 16/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The hereby approved front rooflights 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 Plan & Block Plan	07		15 Dec 2014
Existing Floor Plans	03		15 Dec 2014
Existing Elevations & Section	04		15 Dec 2014
Proposed Floor Plans	05		15 Dec 2014
Proposed Elevations & Section	06		15 Dec 2014

**BH2015/00151**

**Flat 6 Copper Beeches Rookery Close Brighton**

Roof alterations incorporating installation of rooflights to flat roof.

**Applicant:** Mr R Marks

**Officer:** Chris Swain 292178

**Approved on 15/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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	ADC707/LP		20 January 2015
Block plan	ADC707/BP		20 January 2015

Proposed plans and elevations	ADC707/01		20 January 2015
Existing plans and elevations	ADC707/02		20 January 2015

**BH2015/00244**

**148 Preston Drove Brighton**

Installation of new shop front and access ramp with hand rail.

**Applicant:** Mr Abdul Majid

**Officer:** Robert Hermitage 290480

**Refused on 08/04/15 DELEGATED**

**1) UNI**

The proposal, through the loss of the traditional shopfront, which is a historic and aesthetically significant feature of the building, would have a significant adverse visual impact on the building and would fail to preserve or enhance the character or appearance of the Preston Park Conservation Area. The proposal would not offer any tangible public benefits which would offset the harm that would result on the historic and aesthetic significance of the heritage asset. Further to this, the application fails to demonstrate that the purpose of the proposed change of shopfront would be in the interest of accessibility. The proposal is therefore contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 02, Shop Front Design.

**BH2015/00300**

**91 Chester Terrace Brighton**

Installation of rooflight to front elevation.

**Applicant:** Mr Marc Nummy

**Officer:** Haydon Richardson 292322

**Approved on 07/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 materials of the proposed development; the rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**3) UNI**

The rooflight hereby permitted shall be obscure glazed and non-opening, unless the part of the rooflight which can be opened is more than 1.7 metres above the floor of the room in which the rooflight 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**

The development hereby permitted shall be carried out in accordance with 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 rooflight	PBP0250/05		29/1/15



Existing front elevation and proposed front elevation	PBP0250/02		29/1/15
Site Plan	PBP0250/03		29/1/15
Block Plan	PBP0250/03		29/1/15

**BH2015/00347**

**106 Beaconsfield Villas Brighton**

Erection of single storey rear extension to replace existing conservatory, installation of rooflight to front elevation and replacement of front elevation windows with timber sash windows.

**Applicant:** Mr Frazer

**Officer:** Haydon Richardson 292322

**Refused on 08/04/15 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its gable roof form, represents an unsympathetic addition that would be harmful to the character and appearance of the existing building; contrary to policies QD14 and HE6 of Brighton & Hove Local Plan and Supplementary Planning Document 12 'Design guide for extensions and alterations'.

**2) UNI2**

The proposed rooflight, by virtue of its offset position, would not align with the existing fenestration on the front elevation of the property, thereby harming the character and appearance of the existing building and Preston Park Conservation Area, contrary to policies QD14 and HE6 of Brighton & Hove Local Plan and Supplementary Planning Document 12 'Design guide for extensions and alterations'.

**BH2015/00460**

**89c Ditchling Rise Brighton**

Creation of rear dormer and installation of 3no rooflights.

**Applicant:** Ms V Bamford

**Officer:** Haydon Richardson 292322

**Refused on 17/04/15 DELEGATED**

**1) UNI**

The proposed dormer, by virtue of its size and appearance, would be detrimental to the appearance of the existing building, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12.

**2) UNI2**

The proposed front rooflights, by virtue of their number and the misalignment with the windows below, would be detrimental to the appearance of the existing building and street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12.

**BH2015/00484**

**Garage to Rear of 77 Springfield Road Brighton**

Demolition of garage and erection of 1no three bedroom dwelling (C3).

**Applicant:** Mrs Susan Davis

**Officer:** Adrian Smith 290478

**Refused on 20/04/15 DELEGATED**

**1) UNI**

The proposed development, by virtue of its scale, position and material finish, represents an unduly dominant addition to the street that would detract from the setting of the church hall adjacent and surrounding Preston Park Conservation Area, contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

**BH2015/00635****229 Ditchling Road Brighton**

Roof alterations including rooflights to front and rear roofslopes.

**Applicant:** Mr & Mrs Crowther**Officer:** Allison Palmer 290493**Approved on 22/04/15 DELEGATED****1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.***3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing plans, elevations, location & block plan	3525.EX.01		24/02/2015
Proposed plans, elevations, location & block plan	3525.PL.01		24/02/2015

**BH2015/00666****142 Springfield Road Brighton**

Installation of 2no rooflights to rear roof slope.

**Applicant:** Mr Geoff Grantham**Officer:** Haydon Richardson 292322**Approved on 22/04/15 DELEGATED****1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.***3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	GR/01		25/2/15
Existing and Proposed Floor Plans	GR/01		25/2/15

Existing and Proposed rear elevation	GR/01		25/2/15
Proposed Section	GR/01		25/2/15

**BH2015/00879**

**24 Hythe Road Brighton**

Non Material Amendment to BH2014/02826 to alter the division of garden boundaries to the proposed dwelling.

**Applicant:** Mr Hurricane Starley

**Officer:** Adrian Smith 290478

**Approved on 21/04/15 DELEGATED**

**REGENCY**

**BH2014/01118**

**21-23 and 37-40 Brighton Square Brighton**

Demolition of existing buildings at 21, 22, 23 and 37 Brighton Square. Conversion and extension of existing dwellings at 38, 39 and 40 Brighton Square to create additional 8no residential units (C3) and 2no restaurant units (A3) with associated works. Erection of four storey building fronting Brighton Place comprising 1no retail unit (A1) and offices (B1) above, with revised access from Brighton Place to existing underground car park.

**Applicant:** Centurion Group

**Officer:** Jason Hawkes 292153

**Approved after Section 106 signed on 15/04/15 DELEGATED**

**1) BH01.01**

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

**3) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 10dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

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

**4) UNI**

The restaurant uses (Class A3) hereby permitted shall not be open to customers except between the hours of 08.00 and 23.00 on Mondays to Saturdays and 09.00 to 22.30pm on Sundays, Bank or Public Holidays.

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

**5) UNI**

Deliveries and waste collections shall not occur except between the hours of 8am and 8pm on Mondays to Saturdays and not at any time on Sundays, Bank or

Public Holidays.

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

**6) UNI**

All railings within the development shall be painted black.

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

**7) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent similar re-enactment, the approved offices (Class B1) including the ancillary roof terrace shall not be used for any other purposes without the prior written consent of the Local Planning Authority to whom a planning application must be made.

*Reason: For the avoidance of doubt and to enable the Local Planning Authority to control the future use of the premises, and to retain an adequate level of employment on the site, in compliance with policies EM3, EM4 and QD27 of the Brighton & Hove Local Plan and CP3 of Brighton & Hove Submission City Plan Part One.*

**8) 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.*

**9) UNI**

Within the hereby approved Class A3 unit named 'no. 1' on drawing 1239-P-511 no intoxicating liquor shall be sold or supplied except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

*Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan.*

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

*Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the*

*Brighton & Hove Local Plan.*

**12) UNI**

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

*Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and to comply with policy HE12 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 HE6 of the Brighton & Hove Local Plan.*

**14) UNI**

Prior to the commencement of any flint facing elevations or flint construction, a sample flint panel shall be constructed on site and approved in writing. The flintwork hereby approved shall be conducted in accordance with the approved panel and thereafter retained.

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

**15) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority 1:20 scale elevations and sections of all architectural features, including the parapets, bays, windows, doors, louvres, balconies, balustrades and shop fronts to all buildings, the raised chimney stack to the retail/residential building and the car park entrance doors. The development shall thereafter be conducted in strict accordance with the approved details and shall be retained as such.

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

**16) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority 1:1 scale joinery section details of the new shop front and windows to the retail/residential building and of the segmental bay windows over the car park entrance. The development shall thereafter be conducted in strict accordance with the approved details and shall be retained as such.

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

**17) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority 1:5 scale detailed elevations and sections of all rainwater goods. The development shall thereafter be conducted in strict accordance with the approved details and shall be retained as such.

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

**18) UNI**

No development shall take place until a written scheme for the new street nameplates has been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved

details and thereafter retained.

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

**19) UNI**

No development shall commence until a scheme for the overall glazing and window set of the proposed residential units above the restaurant has been submitted to and approved in writing by the Local Planning Authority. The overall glazing and window set specification for these apartments shall achieve the sound reduction recommendations outlined in the acoustic report by 7th Wave Acoustics, dated 28th March 2014, reference R001.1022.002.NGA.2.0. The development shall be completed in accordance with the agreed details prior to first occupation of the residential units and shall be maintained as such thereafter.

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

**20) UNI**

No development shall commence until a written scheme for the ventilation of the residential units has been submitted to and approved in writing by the Local Authority. The ventilation scheme shall ensure that the internal noise conditions that will be achieved due to the glazing specifications of the apartments are not compromised. The ventilation scheme shall be installed in accordance with the agreed details prior to the first occupation of the residential units and shall be retained as such thereafter.

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

**21) UNI**

No development shall take place upon site until detail of all external odour control equipment for the A3 units has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and shall thereafter be retained.

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

**22) 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.*

**23) UNI**

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

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

**24) UNI**

No development shall commence until a Delivery & Service Management Plan for the construction project, 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 and servicing 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 SU10, QD27 and TR7 of the Brighton & Hove Local Plan.*

#### **25) 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 new build 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.*

#### **26) UNI**

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the converted residential units have 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.*

#### **27) 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 new build office development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all the new build office 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.*

#### **28) 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 and planting of the development.

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

#### **29) UNI**

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

*Reason: To safeguard the amenities of the occupiers of adjoining properties and*

*to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.*

**30) UNI**

Notwithstanding the submitted details, no development shall commence until a comprehensive scheme for the storage of refuse and recycling for all of the development 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.*

**31) UNI**

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

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; (Please note that a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below.

However, this will be confirmed in writing);

and unless otherwise agreed in writing by the local planning authority,

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

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

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

a) built drawings of the implemented scheme;

b) photographs of the re

**32) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new build office 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.*

**33) UNI**

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



Certificate confirming that each residential unit built has achieved a rating of '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.*

### **34) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the new build residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each new 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.*

### **35) UNI**

The Party Ceiling / Floor between the hereby approved restaurant and the residential units above shall be constructed as outlined in the report by 7th Wave Acoustics: Restaurant Noise Addendum Report dated 27th August 2014, reference R001.1022.ADD.003.NGA prior to the first occupation of any of the approved residential units. The ceiling / floor shall be 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.*

### **36) UNI**

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 30 to the satisfaction of the Local Planning Authority, in consultation with the County Planning Authority.

*Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.*

### **37) UNI**

The development hereby permitted shall be carried out in accordance with 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	1239-P-500		4th April 2014
Block Plan	1239-P-501		4th April 2014
Existing Basement Plan	1239-P-502		4th April 2014
Existing Ground Floor Plan	1239-P-503		4th April 2014
Existing First Floor Plan	1239-P-504		4th April 2014
Existing Second Floor Plan	1239-P-505		4th April 2014
Existing Roof Plan	1239-P-507		4th April 2014
Proposed Basement Plan	1239-P-510	A	21st January 2015
Proposed Ground Floor Plan	1239-P-511	A	21st January 2015
Proposed First Floor Plan	1239-P-512	A	21st January 2015
Proposed Second Floor Plan	1239-P-513	A	21st January 2015

Proposed Third Floor Plan	1239-P-514	A	21st January 2015
Proposed Roof Plan	1239-P-515	A	21st January 2015
Existing and Proposed Elevation 1	1239-P-520		4th April 2014
Existing and Proposed Elevation 2	1239-P-521		4th April 2014
Existing and Proposed Elevation 3	1239-P-522	A	21st January 2015
Existing and Proposed Elevation 4	1239-P-523	A	21st January 2015
Existing and Proposed Elevation 5	1239-P-524		4th April 2014
Existing and Proposed Elevation 6	1239-P-525		4th April 2014
Proposed Section	1239-P-540		4th April 2014
Demolition Basement Plan	1239-P-550		4th April 2014
Demolition Ground Floor Plan	1239-P-551		4th April 2014
Demolition First Floor Plan	1239-P-552		4th April 2014
Demolition Second Floor Plan	1239-P-553		4th April 2014
Demolition Elevation 1	1239-P-570		4th April 2014
Demolition Elevation 2	1239-P-571		4th April 2014
Demolition Elevation 3	1239-P-572		4th April 2014
Demolition Elevation 4	1239-P-573		4th April 2014
Demolition Elevation 5	1239-P-574		4th April 2014

## **BH2014/02179**

### **61-62 Western Road Brighton**

Change of use of part of basement, first, second and third floors from retail (A1) to 20 bedroom managed house in multiple occupation (Sui Generis) including ancillary staff accommodation, alterations to fenestration, installation of air conditioning units, creation of plant room to roof, creation of new entrance onto Stone Street and associated works.

**Applicant:** YMCA Downslink Group

**Officer:** Liz Arnold 291709

**Approved after Section 106 signed on 15/04/15 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 all new and disturbed surfaces have been made good 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 number of persons residing at the premises shall not exceed twenty one (21) at any one time and each room shall be for single person occupancy only.

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

#### **4) UNI**

The external render finish of the proposed roof plant hereby permitted shall match in material, colour and texture to that of the existing building.

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

**5) UNI**

The proposed lift, the mechanical ventilation, air conditioning units and plant hereby approved, must not exceed noise values laid out in BS8233 for the habitable residential rooms located in the property.

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

**6) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:2014.

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

**7) UNI**

No 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.*

**8) UNI**

Access to the flat roof and third floor balcony, shall be for maintenance or emergency purposes only and the flat roof and balcony shall not be used as roof gardens, terraces, patio or similar amenity areas.

*Reason: In order to protect adjoining properties from overlooking, loss of privacy and noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**9) UNI**

The replacement railings hereby permitted shall exactly match those existing in material, dimensions, method of fixing, painted finish and colour 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**

The repairs to and replacement of sections of the decorative render detail shall exactly match that of existing in design, profile, colour and texture. The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

**11) UNI**

The repairs to the external smooth render finish to the building hereby permitted shall exactly match in material, colour, and texture to that of the existing building and shall be maintained thereafter.

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

**12) UNI**

Notwithstanding the details submitted, the development hereby permitted shall not be commenced until amended 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**

No development shall take place until full details of all new windows and their reveals and cill and head treatment including 1:20 scale elevation drawings and sections and 1:1 scale sections showing frame and glazing bar profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

**14) UNI**

No development shall take place until further details, including the location, material, colour and appearance of the new vents for the ventilation system to have been submitted to and approved in writing by the Local Planning Authority. No flues or vents shall be positioned on the North facing principal elevation. The works shall be implemented in strict 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.*

**15) UNI**

The development hereby permitted shall not be commenced until details of sustainability measures to reduce the energy and water consumption of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation and thereafter be retained as such.

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

**16) 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.*

**17) UNI**

Prior to the first occupation of the development hereby approved all habitable rooms on Western Road façade and Castle Street Façade shall be fitted with a mechanical ventilation system as specified in section 5 of Acoustic Associates Sussex Ltd Noise Assessment Report, received on the 6th August 2014, and thereafter permanently retained as such.

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

**18) UNI**

Prior to the first occupation of the development hereby approved the replacement glazing hereby approved shall be installed in accordance with the details specified in section 5 of Acoustic Associates Sussex Ltd Noise Assessment Report, received on the 6th August 2014, received on the 6th August 2014, and thereafter permanently retained as such.

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

**19) UNI**

Prior to the first occupation of the development hereby approved the Party Walls/Floors between the retained ground floor commercial A1 use and the first floor units hereby approved shall be designed to achieve a sound insulation value of 5dB better than Approved Document E performance standard, for airborne sound insulation for floors of purpose built dwelling-houses and flats, and thereafter permanently retained as such.

*Reason: To safeguard the amenities of the future occupiers of the building and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.22)*

**20) UNI**

Prior to the first occupation of the development hereby approved, the replacement windows shall be installed in complete accordance with the details approved with respect of condition 13.

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

**21) UNI**

Prior to the first occupation of the development hereby approved, a full Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall, as a minimum, include the following details,

- i. refuse and recycling collections,
- ii. deliveries,
- iii. complaint procedures,
- iv. staffing arrangements, and
- v. details of 24 hour management and security arrangements.

The approved Management Plan shall be implemented as approved from first occupation of the development for the purpose of student accommodation.

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

**22) UNI**

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

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

**23) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location, Block and Site Plans	100	Rev. A	1st July 2014
Existing Floor Plans	101	Rev. A	5th September 2014
Existing Elevations and Section AA	102	Rev. A	5th September 2014
Proposed Floor Plans	103	Rev. F	6th November 2014
Proposed Elevations and	104	Rev. G	18th November

Sections AA and BB			2014
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**BH2014/03301**

**121-122 Western Road Brighton**

Blocking up of existing door and installation of new door opening to north elevation at first floor level ground floor infill extension at rear.

**Applicant:** Indigo Pub Company

**Officer:** Helen Hobbs 293335

**Approved on 14/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing plans	A-01		1st October 2014
Existing ground floor plans	A-02		1st October 2014
Existing first floor plan	A-03		1st October 2014
Existing north elevation	A-04		1st October 2014
Proposed ground floor plan	D-01		1st October 2014
Proposed first floor plan	D-02		1st October 2014
Proposed north elevation	D-03		1st October 2014

**BH2014/03479**

**2 Victoria Street Brighton**

Display of externally illuminated hanging sign (Retrospective).

**Applicant:** Ms Sophie Corbett & Ms Siobhan Stagg

**Officer:** Mark Thomas 292336

**Refused on 17/04/15 DELEGATED**

**1) UNI**

The hanging sign, by virtue of its size and elevated positioning would represent an unduly prominent advertisement, and would significantly detract from the character and appearance of the recipient building and the wider Montpelier and Clifton Hill Conservation Area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and SPD07 (Advertisements).

**BH2014/03509**

**Flat 4 Clarendon Mansions 80 East Street Brighton**

Installation of double glazing to existing window frames with alterations to window cills.

**Applicant:** Mr Paun

**Officer:** Adrian Smith 290478

**Approved on 07/04/15 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 or altered windows shall be painted timber double hung vertically sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their frame, rail and stile dimensions and mouldings, 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.*

**BH2014/03639**

**63 Western Road Brighton**

Change of use of second floor from restaurant and takeaway (A3) to a 3 bedroom small house in multiple occupation (C4), and associated external alterations.

**Applicant:** K&Z Enterprises Ltd

**Officer:** Wayne Nee 292132

**Approved on 13/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 occupation of the C4 unit hereby approved shall be limited to persons solely or mainly working in the A3 unit on the ground and first floor of the property.

*Reason: To safeguard the amenities of the future occupiers of the proposed C4 use and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

Noise associated with the relocated condensers shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

*Reason: To safeguard the amenities of the future occupiers of the proposed C4 use and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

No development shall take place until full details of a lighting scheme for the flat roof entrance route 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 safeguard the amenities of the future occupiers of the proposed C4 use and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

Prior to the first occupation of the development hereby approved, the proposed hand railings, floor tiles and lighting associated with the entrance to the second floor shall be installed in complete accordance with the details approved and in respect of condition 5.

*Reason: To safeguard the amenities of the future occupiers of the proposed C4 use 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
Existing basement, ground and first floor	A3/01		06 November 2014
Existing and proposed external elevations	A3/200		02 March 2015
Existing and proposed second floor	A3/100		02 March 2015
Basement, ground and first floor stair	A3/110		02 March 2015
Location and block plans	A3/1000		06 November 2014

### **7) UNI**

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

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

### **BH2014/04201**

#### **11A Windlesham Avenue Brighton**

Certificate of lawfulness for existing use of a property as a self contained residential dwelling.

**Applicant:** Mr D Golding

**Officer:** Mark Thomas 292336

**Approved on 17/04/15 DELEGATED**

### **BH2014/04236**

#### **15 Middle Street Brighton**

Replacement of existing external flue to rear elevation.

**Applicant:** Friese Green Limited

**Officer:** Andrew Huntley 292321

**Approved on 07/04/15 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of three 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 works at ground floor level shall match the 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 until a scheme for the fitting of odour control equipment to the external flue has been submitted to and approved in writing by the Local Planning Authority. The use of the external duct shall not commence until all odour control equipment works have been carried out in accordance with the agreed details.



*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.*

#### **4) UNI**

No development shall commence until a scheme for painting or finishing the hereby approved external ducting a colour to match the existing building has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to use of the external ducting commencing.

*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.*

#### **5) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			16.12.2014
Existing Ground Floor Layout	101		16.12.2014
Existing Roof Plan	102		16.12.2014
Existing Elevations	103		16.12.2014
Proposed Ground Floor Layout			16.12.2014
Proposed Roof	202		16.12.2014
Proposed Elevations	203		16.12.2014

#### **6) UNI**

Noise associated with the proposed external flue 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. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142: 2014. The measures shall be implemented in strict accordance with the approved details prior to the use of the external flue and shall thereafter be retained as such.

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

### **BH2015/00055**

#### **38-42 East Street Brighton**

Application for variation of condition 2 of application BH2013/04150 (conversion of existing office (B1) on parts of second, third and fourth floors to 9no residential dwellings (C3), with associated alterations including second and third floor rear extension to number 38, creation of new link corridor to number 41, replacement timber double glazed windows and refurbishment works) to permit internal and external alterations including regularisation of third floor rear extension, relocation of refuse and cycle stores, division of retail unit with new entrance door and shopfront to form separate retail unit fronting Market Street and alterations to internal layout.

**Applicant:** CBRE Global Investors

**Officer:** Liz Arnold 291709

**Approved on 16/04/15 DELEGATED**

#### **1) UNI**

The development hereby permitted shall be commenced before the 2nd May 2017.

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

**2) UNI**

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

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

**3) UNI**

No development shall take place until 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 HE1, HE3 and HE6 of the Brighton & Hove Local Plan.*

**4) 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 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

No development shall take place until section details at 1:5 scale of the new cornice and stringcourse mouldings to the extension hereby approved at the rear of number 38 East Street 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.*

**6) UNI**

No development shall take place until further details, including the location, material, colour and appearance of the new vents for the ventilation system to have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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

**7) UNI**

All new and replacement rainwater goods shall be in cast iron and shall be painted black and retained as such thereafter.

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

**8) UNI**

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

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

**9) UNI**

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

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

**10) UNI**

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

A completed pre-assessment estimator will not be acceptable.

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

**11) UNI**

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

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

**12) UNI**

Notwithstanding the information submitted in respect of approved application BH2013/04150, no development shall take place until a written Site Waste Management Plan, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

**13) UNI**

Notwithstanding the information submitted in respect of approved application BH2013/04150, no development shall commence until full details of means of ventilation of the residential units have 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 the property and to comply with policy QD27 of the Brighton & Hove Local Plan and to ensure a*

*satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**14) UNI**

Notwithstanding the information submitted in respect of approved application BH2013/04150, no development shall commence until full details of the soundproofing of the windows of the residential units hereby approved have 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 the property and to comply with policy QD27 of the Brighton & Hove Local Plan and to ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**15) 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.*

**16) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	(00)-10	Rev. P1	13th January 2015
Existing Ground Floor Plan	L639 P(0) 101	-	6th December 2013
Existing Basement Plan	L639 P(0) 102	-	6th December 2013
Existing First & Second Floor Plan	L639 P(0) 103	Rev. G	17th February 2014
Existing Third & Fourth Floor Plan	L639 P(0) 104	Rev. G	17th February 2014
Existing East Street Elevation	L639 P(0) 105	-	6th December 2013
Existing North & South Elevations	L639 P(0) 106	-	20th January 2014
Existing Rear Elevation	L639 P(0) 107	-	6th December 2013
Proposed Amended Basement Plan	(20)-099	Rev. P2	9th January 2015
Proposed Amended Ground Floor Plan	(20)-100	Rev. P1	9th January 2015
Proposed Amended First Floor Plan & Second Floor Plan	(20)-101	Rev. P1	9th January 2015
Proposed Amended Third Floor Plan & Fourth Floor Plan	(20)-103	Rev. P2	9th January 2015
Proposed East Street Elevation	L639 P(0) 112	-	6th December 2013

Proposed Amended Internal Arrangements for No. 42 Second and Third Floors	(20)-200	Rev. P2	9th January 2015
Proposed Section A-A	(20)-300	Rev. P1	24th March 2015
Elevation - Market Street	(20)-401	Rev. P2	9th January 2015
Elevation - Rear Elevation	(20)-402	Rev. P2	9th January 2015
Proposed South Elevation	(20)-403	Rev. P1	24th March 2015
Elevations - Front and Rear			
Elevations to No. 42	(20)-404	Rev. P1	24th March 2015

### **BH2015/00113**

#### **42 East Street Brighton**

Internal alterations to layout including division of existing retail unit to form 2no retail units (A1) at ground and basement levels and conversion of offices (B1) to form 3no flats (C3) at first, second and third floor level and associated external alterations.

**Applicant:** CBRE Global Investments

**Officer:** Liz Arnold 291709

**Approved on 16/04/15 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 development shall take place until further details, including the location, material, colour and appearance of the new vents for the ventilation system to have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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

#### **3) UNI**

The replacement roof covering hereby approved shall match in material, colour, style, bonding and texture that of the existing roof covering.

*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 new and replacement rainwater goods shall be in cast iron and shall be painted black and retained as such thereafter.

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

#### **6) UNI**

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.*

**7) 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.*

**8) UNI**

All new sash windows to the rear elevation must be painted timber sliding sashes with concealed trickle vents to exactly match the existing sash windows including their architrave, frame and glazing bar dimensions and mouldings, and sub-cill, 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.*

**BH2015/00158**

**Century House 15-19 Dyke Road Brighton**

Display of non illuminated fascia signs.

**Applicant:** Mayo Wynne Baxter

**Officer:** Robert Hermitage 290480

**Approved on 07/04/15 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.*

**BH2015/00380**

**17 Stone Street Brighton**

Erection of four storey building containing 3no self contained flats (C3).

**Applicant:** Winnet Investments Ltd

**Officer:** Adrian Smith 290478

**Refused on 02/04/15 DELEGATED**

**1) UNI**

The proposed ground floor studio flat, by virtue of its limited floorspace with single aspect directly onto the Stone Street footway, would form an excessively cramped and claustrophobic form of residential accommodation with limited access to natural light and outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2015/00516**

**18 Market Street Brighton**

Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application BH2014/03699

**Applicant:** Lyons Investments Ltd

**Officer:** Liz Arnold 291709

**Approved on 14/04/15 DELEGATED**

**BH2015/00521**

**13 - 22 North Street 12D Meeting House Lane and 11-14 Brighton Place Brighton**

Application for approval of details reserved by conditions 19 and 20 of application BH2013/00710.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Jason Hawkes 292153

**Approved on 10/04/15 DELEGATED**

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

**BH2013/02958**

**Site J New England Quarter Fleet Street Brighton**

Application for approval of details reserved by condition 17A iv) of application BH2012/01627.

**Applicant:** The Hyde Group

**Officer:** Sarah Collins 292232  
**Approved on 17/04/15 DELEGATED**

**BH2014/01431**

**27-33 Ditchling Road Brighton**

Demolition of existing building and erection of new four storey building (plus basement) comprising new College facility and Halls of Residence (58 students rooms, 1 wheelchair accessible room, 1 warden's room and 2 rooms for supervisors), catering facilities, cycle parking and refuse and recycling facilities.

**Applicant:** Zise Ltd

**Officer:** Jonathan Puplett 292525

**Approved after Section 106 signed on 22/04/15 COMMITTEE**

**1) UNI**

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

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

**2) UNI**

No development shall take place until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above 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.*

**3) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD3, QD4, QD5 and HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

Notwithstanding the details shown in the approved drawings, no development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) Full details of the proposed shopfronts including 1:20 scale elevation drawings and section drawings;
- b) Elevations and sections at 1:20 scale of the proposed doors, and proposed windows, including solar shading and louvers;
- c) Sections at no smaller than 1:10 scale showing the horizontal bands of precast concrete; and
- d) Details of the proposed rainwater downpipes.

*Reason: To secure further details of the proposed building design and to comply with policies QD1, QD2, QD3, QD4, QD5 and HE6 of the Brighton & Hove Local Plan.*

**5) UNI**



Notwithstanding the details shown in the approved plans, no development shall take place until a scheme for the storage of refuse and recycling, including improved provision to serve the individual commercial units approved, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

**6) UNI**

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Light Pollution" (2011) for zone E or similar guidance recognised by the council. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

**7) UNI**

No development shall take place 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. The scheme as approved shall thereafter be implemented.

*Reason: To ensure that the development is car-free and to comply with policies TR1, HO7 and QD27 of the Brighton & Hove Local Plan.*

**8) UNI**

Prior to the occupation of the development hereby approved the applicant shall reinstate the redundant vehicle crossover on the northern side of Oxford Place back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development and shall be retained as such thereafter.

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

**9) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

**10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential development (student accommodation) hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the residential development (student accommodation) built has achieved a Multi Residential BREEAM rating of 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

#### **11) UNI**

Within 3 months of occupation of the hereby approved student accommodation a Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include as a minimum the following initiatives and commitments:

(i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:

(ii) A commitment to reduce carbon emissions associated with business and commuter travel:

(iii) Increase awareness of and improve road safety and personal security:

(iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:

(v) Identify targets focussed on reductions in the level of business and commuter car use:

(vi) Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:

(vii) Assess the demand for and provision of disabled parking in the vicinity of the site, including surveys of usage of existing on-street parking bays, and identify the most appropriate locations for additional disabled bays as required, and submit these findings to the Local Planning Authority.

(viii) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:

(ix) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

*Reason: To ensure the promotion of sustainable forms of travel and compl*

#### **12) UNI**

No development shall take place until a written scheme has been submitted to and approved in writing by the Local Planning Authority detailing the glazing requirements to be installed to facades at Ditchling Road, Oxford Place and Oxford Road at all storeys to meet the sound reduction losses as identified in the 7th Wave Acoustics report dated 8th July 2014 reference R001.1037.001.NGA.2.0. 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 future occupiers and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **13) UNI**

No development shall take place until a written scheme has been submitted to and approved in writing by the Local Planning Authority detailing how and where ventilation will be provided to the various storeys and facades including specifics of where the clean air is drawn from and that sufficient acoustic protection is built into the system to protect end users of the development. 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 future occupiers and to comply with*

*policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**14) UNI**

No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

**15) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 10dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present.

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

**16) 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.*

**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
Site Location Plan	1000	01	02/05/2014
Existing and Proposed Block Plan	1001	01	02/05/2014
Existing Ground Floor Plan	2000	01	16/05/2014
Existing First Floor Plan	2001	01	16/05/2014
Proposed Basement Floor Plan	2004	01	16/05/2014
Proposed Ground Floor Plan	2005	02	09/07/2014
Proposed First & Second Floor Plans	2006	01	16/05/2014
Proposed Third Floor Plan	2007	01	16/05/2014
Existing North, East and South Elevations			
Elevations	2100	01	16/05/2014
Existing East and South Elevations in Context	2101	01	02/05/2014
Contextual Analysis Ditchling Road	2103	02	09/07/2014
Contextual Analysis Oxford Place	2104	02	09/07/2014
Proposed North, East and South Elevations	2105	02	09/07/2014

Proposed Elevations in Context	2106	02	09/07/2014
Proposed Extant Mass Comparison Typical Sections	2111	01	02/05/2014
Visual Impact Diagram	2200	02	02/05/2014
Proposed Sections and Courtyard Elevations	2201	01	02/05/2014

**18) UNI**

No more than 300 students shall be taught within the college hereby approved at any one time.

*Reason: To ensure that the scale of development and level of activity remains at an acceptable level and that harm to neighbouring amenity is not caused, and to comply with policies TR1 and QD27 of the Brighton & Hove Local Plan.*

**19) UNI**

No deliveries to or from the development hereby approved, shall occur except between the hours of 07.00 and 19.00 Monday to Saturday, and not at all on Sundays, Bank or Public Holidays.

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

**20) UNI**

No servicing for collection of refuse/recycling at the site shall occur except between the hours of 07:00 and 19:00 on Mondays to Saturdays not at all on Sundays or Bank/Public Holidays.

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

**21) 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.*

**22) UNI**

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

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

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

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

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

- a) built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination (or has been secured / contained in a manner which makes such material safe). Thereafter the scheme shall be moni

### **23) UNI**

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

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

### **24) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

### **25) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall take place until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the residential development (student accommodation) hereby approved will achieve a Multi Residential BREEAM rating of 'Excellent' for the development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the residential development (student accommodation) hereby approved has achieved a Multi Residential BREEAM rating of 'Excellent' for the 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.*

**26) UNI**

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

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

**27) UNI**

No development shall take place 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 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.*

**BH2014/03012**

**70-71 Rose Hill Terrace Brighton**

Change of use from Public House (A4) to form two residential units (C3). Reinstatement of railings and basement level window to front elevation and associated alterations.

**Applicant:** Evenden Estates

**Officer:** Chris Swain 292178

**Refused on 13/04/15 COMMITTEE**

**1) UNI**

Notwithstanding the need for housing the Rose Hill Tavern is a community asset which is valued for its unique offer. The applicant has submitted no evidence to persuade the local planning authority that this type of community facility is provided for in the vicinity of the site or that it is re-provided elsewhere. The proposed development is therefore contrary to policy HO20 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

The approval of this application would have a detrimental impact on the reasonable range of public houses within easy walking distance for local residents and would represent a lost opportunity to enhance the sustainability of this community. The proposed development is therefore contrary to policy SA6 of the Brighton & Hove City Plan Part One (Submission Document).

**BH2014/03202**

**46 Princes Road Brighton**

Revised fenestration and roof alterations including front and rear rooflights.

**Applicant:** Mr Max St John

**Officer:** Robert Hermitage 290480

**Refused on 02/04/15 DELEGATED**

**1) UNI**

The proposed rooflights to the front roofslope, by virtue of their number, size, and position, would be clearly visible in the streetscene and would detract from the character and appearance of the Round Hill Conservation Area, contrary to Policies QD14 and HE6 of the Brighton & Hove Local and Supplementary Planning Document 12.

**2) UNI2**

The proposed rear rooflights, by reason of their number, positioning, and size, would comprise a large amount of glazing to the rear roofslope which would be

visible from long views, and would detract from the character and appearance of the Round Hill Conservation Area, contrary to Policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

**BH2014/03695**

**97 Gloucester Road Brighton**

Certificate of lawfulness for existing single storey pitched roof rear studio extension and single storey rear extension with roof terrace over.

**Applicant:** Eileen Flynn

**Officer:** Luke Austin 294495

**Split Decision on 09/04/15 DELEGATED**

**BH2015/00187**

**First Floor Flat 48 Vere Road Brighton**

Roof alterations incorporating installation of rooflights to front and rear elevations with alterations to first floor rear window and removal of external stairs

**Applicant:** Mr Neville Carter

**Officer:** Haydon Richardson 292322

**Approved on 09/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 front, rear, and side elevations , including Window dimension and hinge type	1502-01		28/1/15
Proposed front, rear, and side elevations , including Window dimension and hinge type	1502-02A		27/2/15

**BH2015/00288**

**61 Centurion Road Brighton**

Replacement of front door and porchlight and revised landscaping to lower ground floor front patio. (Part Retrospective)

**Applicant:** Mrs Wendy Lam

**Officer:** Liz Arnold 291709

**Refused on 10/04/15 DELEGATED**

**1) UNI**

The replacement front entrance door, by reason of its differing material, style and design, represents a visually inappropriate and incongruous alteration to the property which has adversely affected the character and appearance of the associated terrace, the Centurion Road streetscene and the surrounding Conservation Area. The development therefore fails to preserve or enhance the character and appearance of the Conservation Area contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 'Architectural Features'.

**2) UNI2**

Insufficient information has been provided to demonstrate that the proposed patio lights within the lower patio area would not have a significant adverse impact upon the appearance of the building or surrounding Conservation Area, or the amenities of neighbouring properties, contrary to policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

**BH2015/00291**

**32-34 Queens Road Brighton**

Application for approval of details reserved by condition 1 of application BH2014/00624.

**Applicant:** Mr Geoffrey Holden, Mr Keith Brinsmead, Mr Clive Botting & Mr Graham St John Richardson

**Officer:** Christopher Wright 292097

**Approved on 21/04/15 DELEGATED**

**BH2015/00322**

**Land to Rear of 101 Roundhill Crescent Brighton**

Erection of two storey building comprising of 5no one bedroom flats.

**Applicant:** Ms Wendy Jamieson

**Officer:** Liz Arnold 291709

**Refused on 07/04/15 DELEGATED**

**1) UNI**

The proposed development, by virtue of its siting, excessive footprint, scale, bulk and massing would erode the existing visual open character of the site, would have a harmful impact on the overall layout and design of the area, which includes the Round Hill Conservation Area and the setting of neighbouring Listed Buildings. The proposal would also have a harmful impact upon the distinctive layout and predominance of open space seen in longer views into and out of the Conservation Area. The proposal is therefore contrary to development plan policies QD1, QD2, QD3, QD4 and HE3 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development by reason of its design, form, excessive footprint, detailing, plot size and the required reduction in the plot size of 101 Roundhill Crescent would result in a development that fails to reflect the immediate character of the D'Aubigny Road and Roundhill Crescent streetscenes and the wider area including the surrounding Round Hill Conservation Area, compromising the quality of the local environment. The mass, scale and bulk of the development would appear out of scale and overly prominent in the D'Aubigny Road streetscene and views of the Round Hill Conservation Area. The proposal would represent an incongruous and an overdevelopment of the site. This identified harm would outweigh the benefit of additional housing and as such is contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The insertion of two rooflights within the west and south facing roofslopes would result in the provision of incongruous features in the development. In addition the proposed rooflights are considered to be uncharacteristically high in the associated roofslopes, located too close together and the proposed side rooflights are considered to be of an excessive size. As such the proposed rooflights are considered to be of detriment to the character and appearance of the proposed development, the D'Aubigny Road streetscene and the wider area including the surrounding Conservation Area and the setting of adjacent Listed Buildings, contrary to policies QD14, HE3 and HE6 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12, Design Guide for



Extensions and Alterations.

**4) UNI4**

The proposed development would be built on an existing Grade II historic wall located to the east of the site and as such would substantially alter the character and appearance of this historic wall. The proposal would also result in the insertion of an opening within the existing historic western boundary wall which, although likely acceptable in principle, would lead to a boundary treatment out of keeping with other front boundaries in the D'Aubigny Road streetscene and the surrounding Conservation Area and therefore an untraditional relationship between the proposed building and historic boundary wall. The proposal is therefore contrary to policies QD1, QD2, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

**5) UNI5**

The proposed first floor south facing window in the development would represent an unneighbourly form of development by virtue of resulting in actual and perceived overlooking and loss of privacy to the occupiers of the flats located in 101 Roundhill Crescent. As such the proposal would have a harmful impact on neighbouring amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

**6) UNI6**

The proposal by virtue of its scale, bulk and massing along the boundary with no. 3 Roundhill Crescent would represent an unneighbourly form of development which would appear overbearing and oppressive when viewed from the garden areas of neighbouring properties located to the east of the site and a development that results in a sense of enclosure to the garden area of no. 3 Roundhill Crescent. As such the proposal would have a harmful impact on neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

**7) UNI7**

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

**8) UNI8**

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

**BH2015/00381**

**22 West Hill Street Brighton**

Application for approval of details reserved by condition 3 of application BH2014/03349.

**Applicant:** Dr Sophie Foster

**Officer:** Robert Hermitage 290480

**Approved on 08/04/15 DELEGATED**

**BH2015/00422**

**103A Roundhill Crescent Brighton**

Replacement of existing front door.

**Applicant:** Bradford Property Trust Limited

**Officer:** Luke Austin 294495

**Approved on 15/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 door hereby approved shall be of timber construction and painted and shall be retained.

*Reason: To ensure the satisfactory presentation of this listed building, to safeguard the character and appearance of the Roundhill Conservation Area and to comply with policies HE1 and HE6 of the Brighton and 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	763-068	-	10/02/2015
Block Plan	763-068	-	10/02/2015
Existing and Proposed Elevations	763-068-PL01	B	09/04/2015
Proposed Door Elevations	00287-001	003	09/04/2015

**BH2015/00493**

**Richmond House Richmond Road Brighton**

Change of use from offices (B1) to mixed use office (B1) and non residential institution (D1) with associated covered cycle storage.

**Applicant:** Cranstoun

**Officer:** Liz Arnold 291709

**Approved on 09/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 D1 element of the mixed use premises hereby approved shall be used for provision of a medical clinic / consulting rooms only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and transport impacts within the vicinity of the site and to comply with policies SU10, QD27 and TR1 of the Brighton & Hove Local Plan.*

**3) UNI**

The ground floor accommodation hereby permitted shall not be operational except between the hours of 08:00 and 21:00 on Mondays to Saturdays, and not at any time on Sundays, Bank or Public Holidays.

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

**4) UNI**

The development hereby permitted shall not be occupied until a scheme of Travel Plan measures to promote sustainable transport to and from the site has been submitted to and been approved in writing by the Local Planning Authority. The Scheme should include but not be limited to, the following measures:

- i) The provision of up to date public transport information within the building and to users of the building,
- ii) Provision of public transport information at the book of booking appointments,
- iii) Promotion of sustainable travel for staff trips including personal travel planning, and
- iv) Car Parking Management Plan which allocates parking spaces on the basis on need.

The above works must be implemented prior to the first occupation of the building and thereafter be maintained as such.

*Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR4 and TR14 of the Brighton & Hove Local Plan.*

**5) UNI**

The development hereby permitted shall not be occupied until details of sustainability measures to reduce the energy and water consumption of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation and thereafter be retained as such.

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

**6) UNI**

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

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

**7) UNI**

The development hereby permitted shall not be occupied until details of disabled car parking provision for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

**8) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Floorplans, Front Elevation and Location Plan	01	-	24th February 2015
Proposed Floorplans, Location Plan and Block Plan	02	Rev. A	30th March 2015

**9) UNI**

The first floor accommodation hereby permitted shall not be operational except between the hours of 08:00 and 18:00 on Mondays to Saturdays, and not at anytime on Sundays, Bank or Public Holidays.

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

**BH2015/00501**

**100 Upper Lewes Road Brighton**

Installation of extract duct to roof and fresh air intake fan within existing rear window.

**Applicant:** Mrs Alison Cornelius

**Officer:** Andrew Huntley 292321

**Approved on 13/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The proposed equipment shall be installed in accordance with the recommendations of the acoustic consultant's report reference J 02093R1 dated 16 February 2015 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.*

**3) UNI**

No works for the fresh air intake vent shall commence until full details of the external appearance of the window and intake vent including 1:20 scale elevational drawings and sections and 1:1 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 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	13.76.EI.P.103		16.02.2015
Block Plan	13.76.EI.P.104		16.02.2015
Existing & Proposed Elevations	13.76.EI.P.106	A	16.02.2015

**BH2015/00538**

**43 Providence Place Brighton**

Demolition of existing three storey building and erection of four storey and basement building with roof terrace to front comprising of 10no short term let rooms (Sui Generis), 1no function room at basement level and 1no function room (D1) at third floor level with kitchen at fourth floor level.

**Applicant:** Mr J Watts

**Officer:** Adrian Smith 290478

**Approved on 15/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 D1 function room uses hereby permitted at basement level and third/fourth floor level shall not be open or in use except between the hours of 07:00 to 00:00 daily.

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

**3) UNI**

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

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; (Please note that a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below. However, this will be confirmed in writing); and unless otherwise agreed in writing by the local planning authority,

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

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

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

a) built drawings of the implemented scheme;

b) photographs of the remediation

**4) UNI**

No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

a) samples of all brick and tiling

b) samples of the proposed window, door and balcony treatments

c) samples of all other materials to be used externally

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 & QD14 of the Brighton & Hove Local Plan.*

**5) UNI**

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

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

**6) UNI**

No development above ground floor slab level of any part of the development hereby permitted shall place until details of a sustainability scheme for the basement and third/fourth floor function rooms, which details the sustainability measures to be incorporated in order to reduce their energy and water consumption, have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation of the basement and third floor function rooms and thereafter be retained as such.

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

**7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the short term lets within the ground, first and second floor levels hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate has been submitted to and approved in writing by the Local Planning Authority confirming that the short term lets within the ground, first and second floor levels have achieved a minimum BREEAM Multi-residential rating of 'Very Good', including 50% in the energy and water sections.

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

**8) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the short term lets within the ground, first and second floor levels hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate has been submitted to and approved in writing by the Local Planning Authority confirming that the short term lets within the ground, first and second floor levels have achieved a minimum BREEAM Multi-residential rating of 'Very Good', including 50% in the energy and water sections.

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

**9) UNI**

Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

**10) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	(10)001	A	18/02/2015

Existing floor plans	(20)001	A	18/02/2015
	(20)002	A	18/02/2015
	(20)003	A	18/02/2015
Existing elevations	(31)001	B	18/02/2015
	(31)002	B	18/02/2015
Proposed floor plans	(21)000	K	18/02/2015
	(21)001	K	18/02/2015
	(21)002	G	18/02/2015
	(21)003	E	18/02/2015
	(21)004	U	18/02/2015
	(21)005	J	18/02/2015
	(21)006	A	18/02/2015
Proposed elevations	(31)001		18/02/2015
	(31)002		18/02/2015
	(31)003		13/04/2015
Proposed sections	(41)001	H	18/02/2015
Existing and proposed section	(41)003	A	18/02/2015
Vision splays	(21)007	-	18/02/2015

### 11) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the soundproofing measures to be incorporated between all floors and the adjoining properties to the north and south of the site have been submitted to and approved in writing by the Local Planning Authority. The scheme should demonstrate soundproofing to a minimum of 5db in excess of Part E of the Building Regulations. The proposed lift must not exceed the noise values set out in BS8233 for the habitable residential rooms located in the property. The development shall then be carried out in strict accordance with the approved details.

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

### WITHDEAN

#### **BH2014/02999**

#### **2 Barn Rise Brighton**

Application for Approval of Details Reserved by Conditions 8, 9, 10, 11, 12 and 13 of application BH2013/03524.

**Applicant:** Mr Sunil Mehra

**Officer:** Christopher Wright 292097

#### **Split Decision on 15/04/15 DELEGATED**

#### **1) UNI**

APPROVE the details pursuant to conditions 8 and 10 subject to full compliance with the submitted details.

#### **1) UNI**

The details pursuant to conditions 9, 11, 12 and 13 are NOT APPROVED.

#### **2) UNI2**

The requirements of condition 9 have not been met because the applicant has not submitted details of the heights of finished floor levels and section lines and existing ground levels.

#### **3) UNI3**

The requirements of condition 11 have not been met because the applicant has not submitted a Design Stage/Interim Code for Sustainable Homes Certificate.

#### **4) UNI4**

The requirements of condition 12 cannot be met until the amendments to the size of the detached garage have been regularised.

**5) UNI5**

The requirements of condition 13 cannot be met until the new dwelling has been constructed.

**BH2014/03421**

**2 Friar Road Brighton**

Erection of two storey extension incorporating replacement of existing garage and shed and alterations including dormers to front, rear and side, rear rooflight, internal garage, new porch and changes to fenestration.

**Applicant:** Mr Richard Allen

**Officer:** Helen Hobbs 293335

**Refused on 21/04/15 DELEGATED**

**1) UNI**

1. The proposed dormers by reason of their design and size would create unduly bulky additions which relate poorly to the existing building and would harm the appearance of the building and the visual amenities of the wider surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**BH2014/04068**

**Wayland Paddock 41 Wayland Avenue Brighton**

Application to vary condition 2 of application BH2012/00935 (Demolition of existing bungalow and erection of 2no four bedroom dwelling houses with detached garages) to substitute new drawings for those previously approved in order to provide details of the proposed heights and ground levels of the development in relation to the neighbouring properties, and to remove condition 14 (approval of existing and proposed levels).

**Applicant:** Mr K Healey

**Officer:** Christopher Wright 292097

**Approved on 07/04/15 DELEGATED**

**1) 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. The development shall be carried out in accordance with the approved details.

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

**2) UNI**

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

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

**3) UNI**



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

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

**4) UNI**

The three trees identified in the submitted Arboricultural Implications Assessment shall be retained at all times. 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 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.*

**5) 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 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.*

**6) UNI**

No development shall take place until precise construction details of the driveway access to the site from Wayland Avenue, to include precise dimensions of the driveway and details of boundary fences or walls, together with details of porous surfacing materials to be used or provision for run-off water from the hard surface to be directed from the hard surface to a permeable or porous area or surface within the boundary of the development site, have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development, in the interests of safeguarding neighbour amenity, to reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policies QD1, QD2, QD3 and SU4 of the Brighton & Hove Local Plan.*

**7) UNI**

Not used.

**8) UNI**

No development shall take place until details of the green roof have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the dwellings and shall be retained as such thereafter.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policy SU2 of the Brighton & Hove Local Plan and SPD08.*

**9) UNI**

Notwithstanding the approved plans, the development hereby permitted shall not

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

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

**10) 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 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.*

**11) UNI**

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

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

**12) UNI**

Prior to occupation of the development, the photovoltaic panels hereby approved shall be implemented in strict accordance with the details submitted on the 9 May 2012 and retained as such thereafter.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policy SU2 of the Brighton & Hove Local Plan and SPD08.*

**13) UNI**

The development hereby permitted shall be commenced on or before 3 July 2015.

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

**14) UNI**

The development hereby permitted shall be carried out in accordance with 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	WA.01	A	27 Mar 2012
Proposed First Floor / Roof Plan	WA.10	C	16 May 2012
Proposed Ground Floor Plan and Site Plan	WA.11	C	16 May 2012
Proposed Lower Ground Floor Plan and Sections	WA.12	C	16 May 2012
Proposed Elevations	WA.14	D	2 Dec 2014
Proposed Side Elevations /	WA.15	D	2 Dec 2014

Site Sections			
Proposed Front Elevation	WA.16	C	16 May 2012
Proposed Front Elevation with Garages in Foreground	WA.17		16 May 2012
Proposed View (CGI)	WA.20		14 May 2012
Proposed View (CGI)	WA.21		14 May 2012
Proposed Block Plan	WA.23		27 Mar 2012
Solar photovoltaic tile details			9 May 2012
Site Plan As Proposed Inc Spot Heights	1701/SP		2 Dec 2014
Section B As Existing Inc Spot Heights	1701/SP		2 Dec 2014
Section B As Proposed Inc Spot Heights (39 Wayland Avenue)	1701/SHSP		2 Dec 2014
Section B As Proposed Inc Spot Heights (43 Wayland Avenue)	1701/SHSP		2 Dec 2014

### **15) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses 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.*

### **16) 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.*

### **17) UNI**

The vehicle parking areas 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.*

### **18) UNI**

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

### **19) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

(a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and

(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 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.*

**BH2014/04228**

**3 Clermont Terrace Brighton**

Erection of rear extension to ground and basement level.

**Applicant:** Mr Stephen Pennington

**Officer:** Joanne Doyle 292198

**Approved on 20/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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, with the exception of the folding doors and rooflights, shall match in material, colour, style, bonding and texture those of the existing building.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	RFA 14/316/0S		16 Dec 2014
Existing & Proposed Floor Plans	RFA 14/316/01		16 Dec 2014
Existing & Proposed Rear Elevation	RFA 14/316/02		16 Dec 2014
Existing & Proposed South Flank Elevation & Section	RFA 14/316/03		16 Dec 2014
Existing & Proposed North Flank Elevation	RFA 14/316/04		16 Dec 2014

**BH2015/00023**

**1 Mill Rise Brighton**

Erection of single storey rear extension.

**Applicant:** Jignesh Agnihotri

**Officer:** Astrid Fisher 292337

**Approved on 14/04/15 DELEGATED**

**1) BH01.01**

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

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

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

**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
Planning Application Rear Extension Location Plan	001	A	6th January 2015
Existing Plans	002		6th January 2015
Existing Plans	003		6th January 2015
Existing Elevations	004		6th January 2015
Planning Application Proposed GF Plan	006	A	6th January 2015
Planning Application Proposed plans	007	A	6th January 2015
Planning Application Proposed Elevations	008	B	12th March 2015

**BH2015/00105**

**Park Manor London Road Brighton**

Application for Approval of Details Reserved by Condition 8 of application BH2012/03981.

**Applicant:** Anstone Properties Ltd

**Officer:** Helen Hobbs 293335

**Approved on 13/04/15 DELEGATED**

**BH2015/00120**

**The Excelsior London Road Patcham Brighton**

Application for approval of details reserved by condition 11 of application BH2011/00370.

**Applicant:** Mr William Mackintosh

**Officer:** Jason Hawkes 292153

**Refused on 14/04/15 DELEGATED**

**BH2015/00173**

**1A Preston Lodge 1 Millers Road Brighton**

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

**Applicant:** Mr Shaw

**Officer:** Helen Hobbs 293335

**Approved on 20/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policy 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			21st January 2015
Block plan			21st January 2015
Window drawings	1 of 9		21st January 2015
Window drawings	2 of 9		21st January 2015
Window drawings	3 of 9		21st January 2015
Window drawings	4 of 9		21st January 2015
Window drawings	5 of 9		21st January 2015
Window drawings	6 of 9		21st January 2015
Window drawings	7 of 9		21st January 2015
Window drawings	8 of 9		21st January 2015
Window drawings	9 of 9		21st January 2015

**BH2015/00202**

**29 Mandalay Court London Road Brighton**

Replacement of existing windows with double glazed aluminum windows to front elevation and UPVC windows to side elevation and replacement of existing balcony door with UPVC door.

**Applicant:** Mr John David Charlesworth

**Officer:** Haydon Richardson 292322

**Approved on 02/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
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Block Plan	ESX5588		21/1/15
Replacement window 1			21/1/15
Replacement window 2			21/1/15
Replacement window 3			21/1/15
Replacement balcony door, kitchen window and side lounge window			21/1/15

**BH2015/00252**

**180 Tivoli Crescent North Brighton**

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

**Applicant:** Mr Seth Richardson

**Officer:** Mark Thomas 292336

**Approved on 15/04/15 DELEGATED**

**BH2015/00285**

**48 Bankside Brighton**

Certificate of lawfulness for proposed erection of a single storey rear extension and loft conversion incorporating rear hip to gable roof extension, side dormer and side rooflight with associated alterations.

**Applicant:** Mr & Mrs Powell

**Officer:** Astrid Fisher 292337

**Approved on 13/04/15 DELEGATED**

**BH2015/00303**

**4 Harrington Road Brighton**

Creation of vehicle crossover, dropped kerb and hardstanding with associated alterations to front boundary wall.

**Applicant:** Clodagh & Emma Warde-Robinson

**Officer:** Astrid Fisher 292337

**Refused on 02/04/15 DELEGATED**

**1) UNI**

The existing front boundary wall and garden contribute positively to the character of the street scene and of the Preston Park Conservation Area. The partial loss of the front wall would erode the front boundary treatment in this section of the street and would detract from the historic character of Harrington Road. The hardstanding, when in use, would disrupt the front elevation and bay window of the building which would further detract from the character of the area. The proposal would fail to preserve the character or appearance of the Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document 09, Architectural Features.

**BH2015/00369**

**31 Cornwall Gardens Brighton**

Erection of two storey rear extension, single storey side extension and single storey front extension with extension to garage at basement level and associated alterations.

**Applicant:** Mr & Mrs Dabadie de Lurbe

**Officer:** Adrian Smith 290478

**Refused on 10/04/15 DELEGATED**

**1) UNI**

The proposed first floor extensions, by virtue of their scale, bulk, roof form and depth including a balcony, would overwhelm and dominate the form and proportions of the existing dwelling. The proposal therefore fails to suitably

respect the scale, form and appearance of the existing dwelling in a subservient manner to the detriment of its appearance and that of the wider area and contrary to policy QD14 of the Brighton & Hove Local plan and SPD12 guidance.

**2) UNI2**

The proposed first floor extensions, by virtue of their scale, bulk and depth including a balcony, would have an unduly dominating and unneighbourly impact on the amenities of no.33 Cornwall Gardens, contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2015/00394**

**160 Valley Drive Brighton**

Erection of first floor side extension above garage, single storey rear extension and creation of doorway to side.

**Applicant:** Mr B Khan

**Officer:** Robert Hermitage 290480

**Approved on 02/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 ground floor window to the rear elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**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	-	-	5th February 2015
Block Plan	-	-	5th February 2015
Existing and Proposed Plans and Elevations	1439/01	C	24th March 2015

**BH2015/00476**

**79 Green Ridge Brighton**

Hip to gable roof extension incorporating enlargement of side dormers.

**Applicant:** Mr A Sellins

**Officer:** Luke Austin 294495

**Refused on 13/04/15 DELEGATED**

**1) UNI**

The proposed roof extensions, by virtue of their size and design, would form incongruous and unsightly features, detrimental to the appearance of the building and are out of character with appearance of the street scene. The proposal is



therefore contrary to the Brighton and Hove Local Plan Policy QD14 and the guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**BH2015/00630**

**18 Highbank Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.2m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

**Applicant:** Mr & Mrs Taylor

**Officer:** Astrid Fisher 292337

**Prior Approval is required and is refused on 10/04/15 DELEGATED**

**BH2015/00631**

**7 Tivoli Crescent Brighton**

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

**Applicant:** Mr Stephen Schwartz

**Officer:** Astrid Fisher 292337

**Approved on 21/04/15 DELEGATED**

**BH2015/00632**

**146 Eldred Avenue Brighton**

Erection of single storey front extension and associated alterations.

**Applicant:** Mr & Mrs Lake

**Officer:** Robert Hermitage 290480

**Refused on 21/04/15 DELEGATED**

**1) UNI**

The proposed development, by reason of its inappropriate material and excessive bulk to the front elevation, would detract from the overall appearance of the property and character of the street, and is considered contrary to Policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**BH2015/00711**

**17 Green Ridge Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.95m from rear of the garage wall and 6m from rear of the lounge/kitchen wall, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

**Applicant:** Mr James Booth

**Officer:** Haydon Richardson 292322

**Prior Approval is required and is refused on 13/04/15 DELEGATED**

**BH2015/00744**

**10 Dyke Road Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.77m.

**Applicant:** Mrs Carolina Rodriguez

**Officer:** Helen Hobbs 293335

**Prior approval not required on 15/04/15 DELEGATED**

**BH2015/00789**

**16 Varndean Gardens Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.1m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.3m.

**Applicant:** Mr Andrew Cusack

**Officer:** Haydon Richardson 292322

**Prior approval not required on 16/04/15 DELEGATED**

**BH2015/00903**

**36 Maldon 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 4.95m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.95m.

**Applicant:** Ms Gillian Churchill

**Officer:** Luke Austin 294495

**Prior approval not required on 21/04/15 DELEGATED**

**BH2015/00983**

**Varndean College Surrenden Road Brighton**

Non Material Amendment to BH2014/01793 to accommodate the proposed rear (north) fire escape in a new revised position within an extension over the existing east side escape stairs.

**Applicant:** Varndean College

**Officer:** Helen Hobbs 293335

**Refused on 22/04/15 DELEGATED**

**1) UNI**

The proposed revisions to the scheme approved under application BH2014/01793 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals.

**EAST BRIGHTON**

**BH2014/03155**

**68a St Georges Road Brighton**

Application for Approval of Details Reserved by Conditions 7, 8, 9, 10, 11 and 13 (a, b and c) of application BH2013/04061.

**Applicant:** Sussex Property Investments Ltd

**Officer:** Christopher Wright 292097

**Split Decision on 21/04/15 DELEGATED**

**1) UNI**

APPROVE the details pursuant to conditions 7, 8, 9 and 10 subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 11 and 13 (a, b, c) are NOT APPROVED

**2) UNI2**

The applicant has not submitted a Design Stage/Interim Certificate demonstrating the new development would achieve a minimum of Level 3 of the Code for Sustainable Homes in respect of condition 11.

**3) UNI3**

Insufficient information has been submitted in respect of condition 13 (a, b, c) in relation to the risk of contaminants potentially affecting future residents. As such

the details reserved by condition 13 (a, b, c) cannot be approved.

**BH2014/04026**

**1 Bristol Mews Bristol Gardens Brighton**

Erection of single storey extension to front and erection of infill extension to rear. Alterations and extension to roof including installation of front dormer, installation of 6no rooflights and revised fenestration.

**Applicant:** Mr Sudirman Yusef

**Officer:** Joanne Doyle 292198

**Refused on 21/04/15 DELEGATED**

**1) UNI**

The proposed first floor rear extension, by reason of its design, form and bulk would dominate the rear of the building, appearing poorly designed and detailed in relation to the existing building and wider Bristol Mews development. The proposal would thereby be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**2) UNI2**

The proposed front dormer, by reason of its design and size, would appear an unduly bulky addition which would dominate the front roofslope of the property. The proposal would disrupt the character and appearance of the existing property and wider Bristol Mews development. The proposal would thereby be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**BH2015/00442**

**Royal Sussex County Hospital Eastern Road Brighton**

Application for approval of details reserved by condition 11 of application BH2013/03983.

**Applicant:** Brighton and Sussex University Hospitals NHS Trust

**Officer:** Kathryn Boggiano 292138

**Approved on 02/04/15 DELEGATED**

**HANOVER & ELM GROVE**

**BH2014/03627**

**77 Carlyle Street Brighton**

Extension of rear roof slope and installation of 2no dormers to rear elevation.

**Applicant:** Mr Ian Bingham

**Officer:** Joanne Doyle 292198

**Refused on 14/04/15 DELEGATED**

**1) UNI**

The proposed linked dormer extension by reason of its excessive size, cladding and projection and positioning would be poorly designed in relation to the existing building, would stand out as an incongruous feature and would fail to emphasise and enhance the positive qualities of the local neighbourhood. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**BH2015/00400**

**10 & 10a St Leonards Road Brighton**

Creation of external timber steps from ground floor to garden level with platform and balustrade and alterations to fenestration.

**Applicant:** Pelham Properties

**Officer:** Chris Swain 292178

**Refused on 20/04/15 DELEGATED**

**1) UNI**

1. The raised platform, due to its elevated position, would result in significant overlooking and loss of privacy towards the garden of the adjoining property, No.9 St Leonards Road and also to the rear windows and garden of the adjoining property, No.8 Franklin Road to the detriment of the residential amenity of the occupiers of these dwellings. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**BH2015/00424**

**109A Whippingham Road Brighton**

Demolition of existing storage area (B8) and erection of 2no four bedroom terraced houses (C3).

**Applicant:** Soldene Developments

**Officer:** Liz Arnold 291709

**Refused on 16/04/15 DELEGATED**

**1) UNI**

The applicant has failed to adequately demonstrate that the existing Class B8 premises are no longer viable and are genuinely redundant, contrary to policies EM3 and EM6 of the Brighton & Hove Local Plan and CP3 of the Brighton & Hove City Plan Part One.

**2) UNI2**

The proposed development, by virtue of its modern design, unsympathetic proportions and limited architectural detailing, would result in an incongruous development that fails to reflect the immediate character of the Whippingham Road streetscene and the wider area, compromising the quality of the local environment. The vast differences between the proposed modern dwellings and the associated Victorian terrace would result in a development that is out of character with and overly prominent within the Whippingham Road streetscene and the wider area. In addition the proposed rooflights, by virtue of their excessive size and low positioning in the associated front roofslope would be of detriment to the visual amenities of the proposed development, the Whippingham Road streetscene and the wider area. This identified harm would outweigh the benefit of additional housing and as such is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**3) UNI3**

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

**BH2015/00458**

**1 De Montfort Road Brighton**

Non material amendment to BH2014/02610 to change of materials for light well balustrade from glass screen to wrought iron railings.

**Applicant:** Lindene GB Promotions Ltd

**Officer:** Adrian Smith 290478

**Approved on 08/04/15 DELEGATED**

**BH2015/00505**

**9 Hallett Road Brighton**

Certificate of lawfulness for proposed erection single storey rear extension.

**Applicant:** Mohammed Sikdar

**Officer:** Luke Austin 294495

**Approved on 22/04/15 DELEGATED**

**BH2015/00867**

**131 Bonchurch 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 4.02m, for which the maximum height would be 3.08m, and for which the height of the eaves would be 2.75m.

**Applicant:** Mr Rob Fuller

**Officer:** Allison Palmer 290493

**Prior Approval is required and is refused on 21/04/15 DELEGATED**

**HOLLINGDEAN & STANMER**

**BH2015/00540**

**43 Wolverstone Drive Brighton**

Certificate of lawfulness for proposed dormers to side and rear roof slopes with 2no rooflights to front.

**Applicant:** Mr & Mrs Williams

**Officer:** Luke Austin 294495

**Approved on 15/04/15 DELEGATED**

**BH2015/00607**

**40 Beatty Avenue Brighton**

Application for approval of details reserved by conditions 5, 6, 8, 12 and 14 of application BH2014/01223.

**Applicant:** Mr S Malins

**Officer:** Andrew Huntley 292321

**Refused on 22/04/15 DELEGATED**

**1) UNI**

The details required by Condition 5 cannot be approved as no samples of the materials have been submitted so it is not possible to ensure that they match the existing building. Therefore, the details submitted are insufficient and are contrary to Local Plan Policy QD1.

**2) UNI2**

The details required by Condition 6 cannot be approved as no further details of the landscaping proposals have been submitted. Therefore, the details submitted are insufficient and are contrary to policies QD1 and QD15 of the Brighton & Hove Local Plan.

**3) UNI3**

The details required by Condition 8 cannot be approved as no further details of the cycle parking proposals have been submitted. Therefore, the details submitted are insufficient and are contrary to policy TR14 of the Brighton & Hove Local Plan.

**4) UNI4**

The details required by Condition 12 cannot be approved as no Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 4 as a minimum has been submitted. Therefore, the details submitted are insufficient and are contrary to policy SU2 of the Brighton & Hove Local Plan.

**5) UNI5**

The details required by Condition 14 cannot be approved as no scheme to enhance the nature conservation interest of the site has been submitted. Therefore, the details submitted are insufficient and are contrary to policy QD17 of the Brighton & Hove Local Plan

**BH2015/00648**

**27 Ingham Drive Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.1m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.7m.

**Applicant:** Miss Louise Gibbs & Mr Chirstopher Grainger

**Officer:** Astrid Fisher 292337

**Prior approval not required on 07/04/15 DELEGATED**

**MOULSECOOMB & BEVENDEAN**

**BH2015/00323**

**30 Barcombe Road Brighton**

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

**Applicant:** Mr Mark Barrowcliffe

**Officer:** Astrid Fisher 292337

**Approved on 13/04/15 DELEGATED**

**QUEEN'S PARK**

**BH2014/02539**

**154 - 155 Edward Street Brighton**

Erection of single storey extension to side, alterations to undercroft entrance, conversion of basement parking area to teaching facilities, replacement of roof plant and external alterations including replacement glazing.

**Applicant:** University of Brighton

**Officer:** Andrew Huntley 292321

**Approved on 02/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 hereby approved plant and machinery shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

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

**3) UNI**

No plant or machinery shall be installed until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and / or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details and shall thereafter be retained as such thereafter.

*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.*

**4) UNI**

The metal screens shall not be installed until full details of the metal screening 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 policy QD14 of the Brighton & Hove Local Plan.*

**5) UNI**

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

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

**6) UNI**

Within six months of the commencement of development, the cycle parking facilities shown on the approved plans have been fully implemented and made available for use, unless otherwise agreed in writing. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

**7) UNI**

Within six months of the commencement of development details of disabled car parking provision for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use within six months from the date of approval and shall thereafter be retained for use at all times.

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

**8) UNI**

Within six months of the commencement of development hereby permitted, the redundant vehicle crossovers on Dorset Place (both the basement access and access to Dorset Place parking) 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 and Hove Local Plan.*

**9) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	01.01		29.07.2014
Block Plan	01.02		29.07.2014
Proposed Ground Floor Plan	02.02		29.07.2014
Proposed East & North Elevations	04.01		29.07.2014
Proposed South & West Elevations	04.02		29.07.2014
Existing Ground Floor Plan	06.02		29.07.2014
Existing Roof Top Plan	06.06		29.07.2014
Existing Elevations East & North	06.07		29.07.2014

Existing Elevations South & West	06.08		29.07.2014
Existing Basement Plan	GPGE-A-GA-0 B-9001		13.11.2014

**10) UNI**

No plant rooms / plant shall be installed until full details of the plant rooms / plant including materials, elevational drawings, plans 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 policy QD14 of the Brighton & Hove Local Plan.*

**BH2014/03873**

**105 St James Street Brighton**

Installation of new shopfront incorporating new entrance door to flat above.

**Applicant:** Utilec Properties

**Officer:** Chris Swain 292178

**Approved on 21/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 shopfront frame and doors hereby permitted shall be painted timber and retained as such thereafter.

*Reason: To ensure the satisfactory appearance of the development and to comply with policies HE6 and QD10 of the Brighton & Hove Local Plan.*

**3) UNI**

Notwithstanding the submitted drawing 2345/01A there shall be a ramped access to provide a level threshold to both the upper floor flat and the ground floor unit and this shall be retained as such thereafter.

*Reason: To ensure the satisfactory appearance of the development and to comply with policy QD10 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			18 November 2014
Existing and proposed elevations, plan and section and block plan.	2345/01	A	28 November 2014

**BH2015/00067**

**Car Park Ardringly Street Brighton**

Erection of three storey block containing 2no. two bedroom and 3no. one bedroom flats.

**Applicant:** Brighton and Hove City Council

**Officer:** Adrian Smith 290478

**Approved on 13/04/15 COMMITTEE**



### 1) UNI

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

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

### 2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site plan and block plan	P_001	-	12/01/2015
Proposed site plan and block plan	P_002	A	16/03/2015
Proposed floor plans and roof plan	P_003	A	16/03/2015
	P_004	A	16/03/2015
	P_005	A	16/03/2015
	P_006	A	16/03/2015
	P_007	A	16/03/2015
Proposed elevations	P_008	B	16/03/2015
	P_009	A	16/03/2015
	P_010	A	16/03/2015
Proposed external works	P_011	A	16/03/2015

### 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

Other than the dedicated balcony areas detailed on the submitted plans, access to the flat roofs shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

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

### 5) UNI

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

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

### 6) UNI

No development shall take place until samples of the following 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:

- a) Samples of brick and wet render (including details of colour to be used)
- b) details of the proposed window and door treatments

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 & HE6 of the Brighton & Hove Local Plan.*

**7) UNI**

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

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

**8) UNI**

No development above ground floor slab level shall take place 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.*

**9) UNI**

No development above ground floor slab level shall take place 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.*

**10) UNI**

No development shall take place until a scheme setting out highway works to implement changes to the kerb line at the corner of Cavendish Street and Ardingly Street and at the corner of High Street and Ardingly Street which includes the provision of dropped kerbs and tactile paving and to reinstate the dropped kerb around the site to footway has been submitted to and approved in writing by the local planning authority. No part of the building hereby approved shall be occupied until the approved highway works have been carried out in accordance with the approved scheme.

*Reason: To ensure that suitable footway provision is provided to and from the development and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.*

**11) UNI**

No development shall commence until a scheme setting out the full details of the re-provision of the existing car parking spaces on the Ardingly car park, including the provision of 3 spaces for the Ardingly Court doctors surgery, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available prior to any works commencing on site.

*Reason: To ensure that a suitable parking provision is provided for the operational needs of existing businesses and to comply with policies TR1 and QD27 of the Brighton & Hove Local Plan.*

**12) 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 CP8 of the submission City Plan Part One.*

**13) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development above ground floor slab level shall take place until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 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 policies SU2 of the Brighton & Hove Local Plan and CP8 of the submission City Plan Part One*

**BH2015/00344**

**31-34 Marine Parade Brighton**

Replacement of existing mansard roof with glass mansard roof to provide two floors of accommodation. Alterations to all elevations including replacement windows and changes to fenestration. New canopy, entrance doors and terrace doors to ground floor on South elevation and associated alterations.

**Applicant:** Legends Hotel Brighton Ltd

**Officer:** Adrian Smith 290478

**Refused on 16/04/15 DELEGATED**

**1) UNI**

Notwithstanding the inaccuracies within the submitted plans, the proposed roof extension, by virtue of its scale, form, material appearance and detailing including the loss of the existing chimneys stacks and mansard roof form, would represent a visually dominant, alien and incongruous addition to the host building that would be highly visible both long and short views and fail to suitably complement or preserve the traditional form and roofscape of the surrounding streetscene and East Cliff Conservation Area, contrary to policies QD2, QD14 & HE6 of the Brighton & Hove Local Plan, the guidance contained in SPD09 and SPD12 and the statutory requirements set out in paragraph 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**2) UNI2**

Notwithstanding the inaccuracies within the submitted plans, the proposed external alterations to the detailing, fenestration and front canopy structure, including the replacement of existing timber sash windows with larger metal windows, would result in the harmful erosion of historic detailing to the detriment of the appearance of the building and surrounding streetscene and East Cliff Conservation Area, contrary to policies QD2, QD14 & HE6 of the Brighton & Hove Local Plan, the guidance contained in SPD09 and SPD12 and the statutory requirements set out in paragraph 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**3) UNI3**

Notwithstanding the inaccuracies within the submitted plans, the proposed development, by virtue of the scale, form, material appearance and detailing of the roof extension and the erosion of traditional detailing to the elevations, would fail to suitably preserve the setting of the adjacent Grade II listed buildings, contrary to policies HE1 & HE3 of the Brighton & Hove Local Plan, the guidance contained in SPD09 and SPD12, and the statutory requirements set out in paragraph 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **4) UNI4**

The proposed roof extension, by virtue of its scale and extent of unrelieved glazing, would result in significant overlooking of adjacent properties to the east and west, contrary to policy QD27 of the Brighton & Hove Local plan.

#### **BH2015/00373**

##### **Lower Ground Floor 56A Marine Parade Brighton**

Prior approval for change of use from office (B1) to residential (C3) to form 1no studio flat.

**Applicant:** St Mary's Properties (BTN) Ltd

**Officer:** Andrew Huntley 292321

**Prior Approval is required and is refused on 02/04/15 DELEGATED**

#### **1) UNI**

The development would not be permitted under the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 3, Class J). The development has commenced before the giving of written notice by the Local Planning Authority stating that either prior is not required (a) or that prior approval has been granted (b), the expiry of 56 days following the date on which the application was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused (c).

#### **2) UNI2**

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

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Site Location Plan			05.02.2015
Lease Plan			05.02.2015

#### **BH2015/00429**

##### **19 Windmill Street Brighton**

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

**Applicant:** Mrs Helen Trendel

**Officer:** Haydon Richardson 292322

**Approved on 07/04/15 DELEGATED**

#### **BH2015/00541**

##### **2 Royal Crescent Brighton**

Application for approval of details reserved by condition 2 of application BH2014/02859.

**Applicant:** Mr Peter Greenhalgh

**Officer:** Adrian Smith 290478

**Approved on 13/04/15 DELEGATED**

**BH2015/00579**

**2 Royal Crescent Brighton**

Application for approval of details reserved by condition 2 of application BH2014/02858.

**Applicant:** Mr Peter Greenhalgh

**Officer:** Adrian Smith 290478

**Approved on 13/04/15 DELEGATED**

**BH2015/00582**

**1 St Lukes Terrace Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating dormer to rear elevation.

**Applicant:** Mr Simon Charleton

**Officer:** Haydon Richardson 292322

**Approved on 21/04/15 DELEGATED**

**BH2015/00645**

**10 Freshfield Place Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.2m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.6m.

**Applicant:** Mr & Mrs D Curtayne

**Officer:** Astrid Fisher 292337

**Prior Approval is required and is refused on 07/04/15 DELEGATED**

**ROTTINGDEAN COASTAL**

**BH2014/03302**

**7 Dean Court Road Rottingdean Brighton**

Demolition of existing garage and erection of new three bay garage.

**Applicant:** Mr N Kermode

**Officer:** Joanne Doyle 292198

**Approved on 22/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 above ground floor slab level of any part of the development hereby permitted shall take place until samples of the brick and tile 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 HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

No development above ground floor slab level of any part of the development hereby permitted shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

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

with policy HE6 of the Brighton & Hove Local Plan.

**4) UNI**

No development above ground floor slab level of any part of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a planting scheme to screen the garage.

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

**5) UNI**

No development above ground floor slab level of any part of the development hereby permitted shall take place until until large scale details of all architectural details including doors, windows (and sills) and eaves have been 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.*

**6) UNI**

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

*Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework*

**7) 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 [1] 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 the National Planning Policy Framework*

**8) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan & Block Plan	Ker01C		16 Mar 2015
Existing Site Plan	Ker05B		16 Mar 2015
Existing Site Plan Elevation & Roof Plan	Ker06C		16 Mar 2015
Proposed Site Plan	Ker10F		16 Mar 2015
Proposed Ground Plan Elevation & Roof Plan	Ker12J		16 Mar 2015
Existing & Proposed Section			
Streetscene	Ker16B		16 Mar 2015

**9) UNI**

The rooflights hereby approved to the garage 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.*

**BH2014/03365**

**53 Roedean Crescent Brighton**

Remodelling of existing dwelling including partial demolition of side of property, creation of new garage and replacement of existing railing with glass balustrading to front. Creation of rear dormer, installation of 2no rooflights to front, revised fenestration and associated works. Erection of a detached two storey four bedroom dwelling house to land to side of existing dwelling.

**Applicant:** Mr Kevin Massey

**Officer:** Guy Everest 293334

**Approved on 07/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 new-build residential 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 and Hove Local Plan.*

**3) UNI**

No new-build residential development shall take place until details demonstrating that the new dwelling will be constructed to Lifetime Homes standards 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 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 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.*

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no new-build residential development shall commence until a Design Stage / Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

*Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**6) UNI**

The development shall be carried out in accordance with the details outlined within the Thames Valley Archaeological Services written scheme of investigation dated 13th March 2015. The new-build dwellinghouse hereby approved shall not be occupied until the post investigation assessment has been submitted to and approved in writing with the Local Planning Authority.

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

**7) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Site Location & Block Plan	1030.01		07/10/2014
Existing Site Elevation	1030.02	a	07/10/2014
Existing Site Plan	1030.03		07/10/2014
Existing Ground Floor Plan	1030.04	a	07/10/2014
Existing First Floor Plan	1030.05	a	07/10/2014
Existing Attic Floor Plan	1030.06	a	07/10/2014
Existing Roof Plan	1030.07	a	07/10/2014
Existing Sections	1030.08	a	07/10/2014
Existing Elevations 1	1030.09	a	07/10/2014
Existing Elevations 2	1030.10	a	07/10/2014
Proposed Site Plan	1030.11	d	07/10/2014
Proposed Basement Floor Plan	1030.12	d	07/10/2014
Proposed Ground Floor Plan	1030.13	d	07/10/2014
Proposed First & Second Floor Plan	1030.14	d	07/10/2014
Proposed Roof Plan	1030.15	d	07/10/2014
Proposed Section A-A	1030.16	d	07/10/2014
Proposed Section B-B & C-C	1030.17	d	07/10/2014
Proposed South Elevations	1030.18	d	07/10/2014
Proposed North & East Elevations	1030.19	d	07/10/2014
Proposed West Elevation	1030.20	d	07/10/2014
Proposed Ground Floor Plan	1030.22	b	07/10/2014
Proposed First Floor & Second Floor Plan	1030.23	b	07/10/2014
Proposed Roof Plan	1030.24	b	07/10/2014
Proposed Sections	1030.25	b	07/10/2014
Proposed Elevations	1030.26	b	07/10/2014

**8) UNI**

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



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

**9) UNI**

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

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

**10) UNI**

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**

Unless otherwise agreed in writing by the Local Planning Authority, the new-build dwellinghouse hereby approved shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 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.*

**BH2014/03620**

**1 Eley Crescent Rottingdean Brighton**

Erection of single storey rear and side extension.

**Applicant:** Timothy Chetwynd-Stapylton

**Officer:** Joanne Doyle 292198

**Approved on 07/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan			10 Nov 2014
Block Plan			10 Nov 2014
Existing Elevations	EC1		10 Nov 2014
Existing Floor Plans	EC2		10 Nov 2014
Proposed Elevations	EC3R		10 Nov 2014
Proposed Floor Plans	EC4R		10 Nov 2014
Existing & Proposed Roof Plan	EC5R		10 Nov 2014
Site Impact Plan	EC6		10 Nov 2014

**BH2014/03949**

**5 The Cliff Brighton**

Erection of rear extension to ground and first floor, front porch extension with new steps and front boundary wall. Roof extension with side rooflights and window to rear gable end and Juliet balcony to first floor front elevation.

**Applicant:** Mr & Mrs Brown

**Officer:** Mark Thomas 292336

**Approved on 17/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed to the side facing elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	24th November 2014

Existing side elevations and ground floor plan	214/487/1	-	24th 2014	November
Block plan and existing first floor and roof plans	214/487/2	-	24th 2014	November
Existing elevations	214/487/3	-	24th 2014	November
Proposed side elevation and ground floor plan	214/487/4	-	24th 2014	November
Proposed floor plans and roof plan	214/487/5	-	24th 2014	November
Proposed elevations	214/487/6	-	24th 2014	November

### 5) UNI

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

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

### **BH2015/00169**

#### **5-8 West Street Rottingdean Brighton**

Application for variation of condition 5 of application BH2005/06332 (Amendment to approved permission BH2004/02617/FP (reduction in floor area). Part single storey, part two storey retail unit) to state that the premises shall not be open for customers or in use except between the hours of 06:00 and 23:00.

**Applicant:** Tesco Stores Ltd

**Officer:** Chris Swain 292178

**Refused on 13/04/15 COMMITTEE**

### 1) UNI

The proposed variation to extend the morning opening hours would have a detrimental impact on the amenities of adjoining residents by reason of increased noise and disturbance. The proposal is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

### **BH2015/00290**

#### **15 Ovingdean Close Brighton**

Roof alterations incorporating dormers to front, side and rear and rooflight to side. Integral garage increased in height and converted into habitable accommodation with associated alterations.

**Applicant:** Mr Frank Mendoza

**Officer:** Christopher Wright 292097

**Refused on 02/04/15 DELEGATED**

### 1) UNI

The proposed roof extensions would, by reason of their size, design, positioning and scale, significantly alter the form of the existing roof, and would have a bulky and dominant appearance that would detract from the character of the recipient property and have an incongruous and harmful visual impact on the street scene. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design Guidance of Extensions and Alterations.

### **BH2015/00339**

#### **11 Ashdown Avenue Saltdean Brighton**

Erection of single storey side extension, infill of two first floor balconies and alterations including changes to fenestration.

**Applicant:** Mr Steve Oliver  
**Officer:** Robert Hermitage 290480

**Approved on 13/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	238.100	-	3rd February 2015
Existing Lower and Ground Floor Plans	238.01	-	3rd February 2015
Existing First Floor and Roof Plans	238.02	-	3rd February 2015
Existing Elevations	238.03	-	3rd February 2015
Existing Elevation and Sections a.a & b.b	238.04	-	3rd February 2015
Proposed Lower and Ground Floor Plan	238.05	B	3rd February 2015
Proposed First Floor and Roof Plan	238.06	A	3rd February 2015
Proposed Elevations	238.07	B	3rd February 2015
Proposed Elevation and Sections a.a & b.b	238.08	B	3rd February 2015

**BH2015/00441**

**12 Arlington Gardens Saltdean Brighton**

Erection of a single storey rear and side extension, creation of raised timber deck to front and associated works.

**Applicant:** Mr & Mrs J Rowe

**Officer:** Andrew Huntley 292321

**Refused on 16/04/15 DELEGATED**

**1) UNI**

The proposed addition, by virtue of design, size, depth, width, form and massing would result in a visually discordant and bulky addition to the property, which is unsympathetic to the design of the existing modest bungalow. The proposal would significantly alter the character and appearance of the host building and would overwhelm the existing dwelling with unsympathetic additions. As such, the proposal would harm the character and appearance of the existing building and the wider area contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and

Alterations.

**BH2015/00457**

**49 Wivelsfield Road Saltdean Brighton**

Erection of hip to barn end roof extension, dormer with balcony to rear and dormer and rooflights to front. Widening of existing vehicular crossover.

**Applicant:** Liane Kirkcaldy

**Officer:** Robert Hermitage 290480

**Approved on 08/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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	
Proposed Rear Dormer, Balcony & Extended Crossover	599/02	A	11th February 2015	
Existing Layout	599/03	-	11th February 2015	
Existing Layout	599/04	-	11th February 2015	

**BH2015/00504**

**131 Saltdean Vale Saltdean Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to rear and front rooflights with alterations to fenestration to side and rear elevations.

**Applicant:** Jayne Houghton

**Officer:** Luke Austin 294495

**Approved on 13/04/15 DELEGATED**

**BH2015/00520**

**Ground Floor Flat 4 Park Road Rottingdean Brighton**

Removal of existing brick steps and wooden structure and erection of a single storey extension to rear, with associated works.

**Applicant:** Ms Sandra Payne & Mr Richard Deal

**Officer:** Chris Swain 292178

**Approved on 20/04/15 DELEGATED**

**1) BH01.01**

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

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

*unimplemented permissions.*

**2) UNI**

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

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

**3) UNI**

The hereby permitted window to the existing rear elevation of the main building serving the kitchen and the rear window within the extension serving the shower room shall be obscure glazed and thereafter permanently retained as such.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			13 February 2015
Block plan	MCA/Park Road/001		13 February 2015
Existing and proposed plans and elevations	MCA/Park Road/001		13 February 2015

**BH2015/00528**

**9 Coombe Rise Saltdean Brighton**

Erection of single storey detached studio in rear garden with retention of existing raised decking and handrail.

**Applicant:** Mrs Eva Weaver

**Officer:** Allison Palmer 290493

**Approved on 15/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 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 Arboriculture Method Statement for protection of the Sycamore has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

*Reason: To ensure the adequate protection of 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.*

**3) UNI**

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification/Method Statement for foundation design has been submitted to and approved in writing by the Local Planning Authority. 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 trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan?*

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location & block plan	9CO-100	A	16/03/2015
Existing site plan & site location	9CO-102		17/02/2015
Proposed site plan & site location	9CO-102	B	16/03/2015
Proposed side elevations	9CO-103	B	16/03/2015
Proposed plan & elevations	9CO-104	B	16/03/2015
Log cabin	WM		17/02/2015

**5) UNI**

The extension hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be converted or sold as a self-contained unit.

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

**BH2015/00593**

**136 Longhill Road Brighton**

Conversion of detached garage to form annex with alterations including roof extension, side dormer and rooflights with associated external works.

**Applicant:** Mr Derek Herriott

**Officer:** Robert Hermitage 290480

**Refused on 21/04/15 DELEGATED**

**1) UNI**

The proposed dormer, by virtue of its excessive scale and cladding, represents an excessively dominant and incongruous addition that would unbalance the roof of the building, contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

**BH2015/00669**

**Land to Rear of 23 Falmer Road Rottingdean Brighton**

Application For Approval of Details Reserved by Condition 1 of application BH2014/00723 (approved on appeal Ref APPQ1445/A/14/2228097).

**Applicant:** Mr Stuart Macrorie

**Officer:** Wayne Nee 292132

**Approved on 21/04/15 DELEGATED**

**WOODINGDEAN**

**BH2015/00486**

### **84 Cowley Drive Brighton**

Certificate of lawfulness for proposed demolition of existing conservatory and erection of single storey rear extension.

**Applicant:** Mr Andrew Gatt

**Officer:** Astrid Fisher 292337

**Refused on 15/04/15 DELEGATED**

## **BRUNSWICK AND ADELAIDE**

### **BH2014/03536**

#### **30 Waterloo Street Hove**

Erection of sun room on top of existing raised decking with timber supports to rear elevation.

**Applicant:** Field House Hotels

**Officer:** Chris Swain 292178

**Refused on 16/04/15 DELEGATED**

#### **1) UNI**

The proposal, by reason of its design, siting, detailing and materials, would result in an unsympathetic and visually harmful addition which would harm the historic character and appearance of the Grade II Listed Building, and would fail to preserve or enhance the character or appearance of the Brunswick Town Conservation Area. The proposal is therefore contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

#### **2) UNI2**

The proposal, by reason of its height, scale, design and close proximity to the shared boundary would result in an unneighbourly form of development to the adjoining property, 31 Waterloo Street, resulting in an overbearing and visually dominant impact and a harmful loss of light and outlook. The presence of glazing to the northern (side) elevation would also result in harmful overlooking and loss of privacy for occupants of 29 Waterloo Street. The proposal would therefore result in significant harm to amenity for occupants of adjoining properties and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2015/00304**

#### **68A Lansdowne Place Hove**

Internal alterations to layout of flat.

**Applicant:** Mr Christopher Webster

**Officer:** Robert Hermitage 290480

**Approved on 02/04/15 DELEGATED**

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

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

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

#### **2) UNI**

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

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

### **BH2015/00438**

#### **Flat 5 16 Salisbury Road Hove**

Insertion of 2no rooflights to front.

**Applicant:** Mr Paul Bullivant



**Officer:** Haydon Richardson 292322

**Approved on 14/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 materials of the proposed development; the rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	1105/01		10/2/15
Site Plan	1105/02		10/2/15
Existing floor and elevation plans	1105/03		10/2/15
Proposed roof and floor plans	1105/04		10/2/15

**BH2015/00451**

**Flat 3 16 Palmeira Avenue Hove**

Conversion of existing second floor flat into 1no self contained one bedroom flat and 1no self contained two bedroom flat, with installation of rooflight to flat roof.

**Applicant:** Mr Martin Heath

**Officer:** Chris Swain 292178

**Refused on 08/04/15 DELEGATED**

**1) UNI**

Policy HO9 of the Brighton & Hove Local Plan states that planning permission will be granted for the conversion of dwellings into smaller units of self-contained accommodation when the original floor area of the unit is greater than 115 square metres or the unit has more than 3 bedrooms as originally built. The policy also states at least one unit of accommodation provided should be suitable for family accommodation and has a minimum of two bedrooms. The floor area of the existing flat is less than 115 square metres and the flat does not have more than 3 bedrooms as originally built. Additionally, the proposed two bedroom flat would have an overly cramped layout and is not considered suitable for family accommodation. The scheme is therefore contrary to the above policy and results in the loss of a unit of accommodation which is suitable for smaller households.

**2) UNI2**

The proposed two bedroom unit (Flat 3A), by virtue of the low levels of natural light and a lack of outlook to the internal room that serves as the kitchen / living room would result in unacceptably poor living conditions for future occupiers and a substandard form of residential accommodation. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2015/00485**

**Flat 2 29 Brunswick Terrace Hove**

Application for approval of details reserved by condition 1 of application BH2014/03439.

**Applicant:** Stephen McNee

**Officer:** Haydon Richardson 292322

**Approved on 20/04/15 DELEGATED**

**BH2015/00488**

**30 Brunswick Square Hove**

Removal of existing East hopperhead and downpipe and replacement with cast iron hopperhead and downpipe.

**Applicant:** Pepper Fox

**Officer:** Helen Hobbs 293335

**Approved on 10/04/15 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 cornice shall be made good in matching masonry, bonded in lime based mortar, rendered in a traditional lime based stucco to matching profiles in crisp, straight runs and decorated to match.

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

**3) UNI**

The pipework and hopperhead shown on the approved plans shall be painted to match the wall colour 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.*

**4) UNI**

No works shall take place until full details of the hopperhead and downpipe, including 1:2 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 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.*

**CENTRAL HOVE**

**BH2014/04159**

**Toad Hall 9 Wilbury Road Hove**

Removal of existing rear staircase, alteration to rear fenestration at ground floor and basement level, creation of new access to rear garden and alterations to rear paving.

**Applicant:** F Lavaux

**Officer:** Andrew Huntley 292321

**Approved on 16/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 reinstated brickwork and new render shall match in material, colour, style, bonding and texture those of the existing building.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			10.12.2014
Proposed Alterations	2348/01		22.12.2014

**BH2015/00094**

**Flat 2 54-55 Ventnor Villas Hove**

Replacement of two existing rear Crittal windows with timber framed single glazed windows.

**Applicant:** Ms Ismet Rasul

**Officer:** Robert Hermitage 290480

**Approved on 02/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	3rd February 2015
Block Plan	-	-	13th January 2015
Photographs of Existing Windows	-	-	13th January 2015
Photographs of Existing Windows	-	-	3rd February 2015
Existing Side Window	-	-	13th January 2015
Existing Bay Window	-	-	13th January 2015
Proposed Side Window	-	-	3rd February 2015
Proposed Bay Window	-	-	3rd February 2015

**BH2015/00346****26 Tisbury Road Hove**

Conversion of existing first and second floor two bedroom flats to form 4no one bedroom flats.

**Applicant:** Mr Tim Brown

**Officer:** Chris Swain 292178

**Refused on 14/04/15 DELEGATED**

**1) UNI**

Policy HO9 of the Brighton & Hove Local Plan states that planning permission will be granted for the conversion of dwellings into smaller units of self-contained accommodation when the original floor area of the unit is greater than 115 square metres or the unit has more than 3 bedrooms as originally built. The policy also states that at least one unit of accommodation should be suitable for family accommodation with a minimum of two bedrooms. The floor area of the existing flats are less than 115 square metres and do not have more than 3 bedrooms as originally built. The scheme is therefore contrary to the above policy and would result in the loss of accommodation suitable for smaller households.

**2) UNI2**

The proposed four, one bedroom flats by virtue of their limited size would create cramped accommodation and provide a substandard form of residential accommodation for future occupiers. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2015/00404****Flat 51 4 Grand Avenue Hove**

Replacement of existing single glazed Crittall framed windows and doors with double glazed Crittall units.

**Applicant:** Mr & Mrs Kevin Murray

**Officer:** Haydon Richardson 292322

**Approved on 02/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 replacement windows shall exactly match the glazing pattern of the existing windows, including the profiles of the metal frames and any projecting elements.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	1062015/01		5/2/15
Existing balcony Doors	1062015/06		5/2/15
Existing balcony doors	1062015/07		5/2/15
Proposed Balcony doors	1062015/08		5/2/15
Existing bedroom windows 1&2 (south/westelevation)	1062015/04		5/2/15
Proposed bedroom windows 1&2 (south/west elevation)	1062015/05		5/2/15

Proposed window sections (south/west elevations)	1062015/10		5/2/15
Proposed door/ window sections (south/ west facing elevation)	1062015/09		5/2/15
Existing Kitchen and Bathroom windows (south facing elevation)	1062015/02		5/2/15
Proposed Kitchen and Bathroom windows (South facing elevation)	1062015/02a	A	30/3/15

**BH2015/00405**

**Flat 51 4 Grand Avenue Hove**

Replacement of existing single framed glazed Crittal windows and doors with double glazed Crittal framed units.

**Applicant:** Mr & Mrs Kevin Murray

**Officer:** Haydon Richardson 292322

**Approved on 02/04/15 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 replacement windows shall exactly match the glazing pattern of the existing windows, including the profiles of the metal frames and any projecting elements.

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

**BH2015/00406**

**Flat 51 4 Grand Avenue Hove**

Installation of glass panelling behind existing balcony railings to front and side elevations.

**Applicant:** Mr & Mrs Kevin Murray

**Officer:** Haydon Richardson 292322

**Approved on 02/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	1072015/01		5/2/15
Existing Balcony Plan	1072015/02		5/2/15
Proposed Balcony Plan	1072015/03		5/2/15

**BH2015/00407****Flat 51 4 Grand Avenue Hove**

Installation of glass panelling behind existing balcony railings to front and side elevations.

**Applicant:** Mr & Mrs Kevin Murray

**Officer:** Haydon Richardson 292322

**Approved on 02/04/15 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.*

**BH2015/00465****1 Sussex Road Hove**

Certificate of lawfulness for existing alterations incorporating installation of UPVC windows and doors at side and rear basement level, replacement roof covering and rear alterations including 2no rooflights.

**Applicant:** Mr John Whelan

**Officer:** Mark Thomas 292336

**Approved on 09/04/15 DELEGATED**

**BH2015/00517****Flat 8 Ascot House 18-20 Third Avenue Hove**

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

**Applicant:** Dr Sergei Korneev

**Officer:** Luke Austin 294495

**Approved on 14/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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	14002-100	-	16/02/2015
Contextual Elevational Photographs	14002-200	-	16/02/2015
Existing and Proposed Window 1	14002-201	-	16/02/2015
Existing and Proposed Window 2	14002-202	-	16/02/2015
Existing and Proposed Window 3	14002-203	-	16/02/2015
Existing and Proposed Window 4	14002-204	-	16/02/2015
Proposed Detail A - Typical Cill	14002-300	-	16/02/2015
Proposed Detail B - Typical	14002-301	-	16/02/2015

Head and Jam			
Proposed Detail C - Typical Mullions and Transoms	14002-302	-	16/02/2015
Mullion/Transom Existing, Proposed and Concept Design Details	14002-900-SK	-	30/05/2015

**BH2015/00612**

**41 Vallance Gardens Hove**

Partial conversion of existing garage into habitable space, erection of single storey rear extension, extension to first floor above garage and other associated alterations.

**Applicant:** Mr & Mrs James Verguson

**Officer:** Mark Thomas 292336

**Refused on 22/04/15 DELEGATED**

**1) UNI**

The proposed development, by virtue of its bulk, scale, height, positioning and form would appear as a bulky and contrived addition, failing to respect the form, hierarchy and building lines of the recipient property, the open nature of the rear garden or the visual break between the application property and those to the south on Vallance Gardens. The resultant extension would lack a suitable subservience, representing an overextension of the application property and an overdevelopment of this site. As such, the proposed development would be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

**2) UNI2**

The proposed development, by virtue of its bulk, scale, height, form, positioning and proximity to the shared boundary with no. 14 Vallance Road would represent an overbearing impact on occupiers of this neighbouring property as well as those at no. 43 Vallance Gardens. Occupiers of these neighbouring properties would suffer significant loss of amenity in terms of overshadowing, loss of outlook, increased sense of enclosure and increase overlooking and loss of privacy. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2015/00629**

**48 Blatchington Road Hove**

Application for approval of details reserved by conditions 9 and 10 of application BH2014/00902.

**Applicant:** Amli Ltd

**Officer:** Christopher Wright 292097

**Refused on 20/04/15 DELEGATED**

**1) UNI**

1. The details submitted do not meet the requirements of condition 9 because details of how each car parking space will be allocated and any necessary measures to ensure that each car parking space is secured for the use of its allocated owner have not been provided. As such the proposals do not meet the requirements of policies TR1 and TR19 of the Brighton & Hove Local Plan.

**2) UNI2**

2. The details submitted in relation to condition 10 are not acceptable because an insufficient number of cycle parking spaces is proposed and due to the location near the bin/recycling store, and narrow proportions of the room, the facilities would not be convenient to use. As such the proposals do not meet the requirements of policy TR14 of the Brighton & Hove Local Plan.

## **GOLDSMID**

### **BH2014/04359**

#### **84-86 Denmark Villas Hove**

Replacement of existing single glazed metal windows and door with double glazed aluminium windows and door following prior approval application BH2014/01042 for change of use at first, second and third floor levels from offices (B1) to residential (C3) to form 15no flats.

**Applicant:** The Baron Homes Corporation

**Officer:** Andrew Huntley 292321

**Approved on 15/04/15 DELEGATED**

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

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

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

#### **2) UNI**

All new windows and doors shall comprise aluminium frames in a white colour with concealed trickle vents and shall be retained as such thereafter.

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

#### **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	140211B/LP1		24.12.2014
Existing & Proposed Front Elevations	140211/Win/F		24.12.2014
Existing & Proposed Rear Elevations	140211/Win/R		24.12.2014
Existing & Proposed Side (North) Elevations	140211/Win/N		24.12.2014
Existing & Proposed Side (South) Elevations	140211/Win/S		24.12.2014
Window Sections	58BW ST		18.03.2015
Window Details			18.03.2015

### **BH2015/00222**

#### **Kings Gate 111 The Drive Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2014/00075.

**Applicant:** Anstone Properties Ltd

**Officer:** Christopher Wright 292097

**Approved on 13/04/15 DELEGATED**

### **BH2015/00256**

#### **29 Goldstone Villas Hove**

Roof alterations including dormers to front, side and rear elevations.

**Applicant:** Mr & Mrs J Brown

**Officer:** Luke Austin 294495

**Refused on 02/04/15 DELEGATED**

#### **1) UNI**



The proposed dormers by way of their height, width and depth would add excessive bulk to the host building, would detract from the original roof form and would unbalance the semi-detached pair. The proposal is therefore contrary to The Brighton and Hove Local Plan Policy QD14, HE6 and the guidance within SPD12 Design Guide for Extensions and alterations.

**BH2015/00328**

**Flat C 10 Denmark Villas Hove**

Replacement of rear window to provide access to new decked area with glass balustrade and steps.

**Applicant:** Ms Emily Wadman

**Officer:** Mark Thomas 292336

**Refused on 17/04/15 DELEGATED**

**1) UNI**

The loss of a traditional sliding sash window and its replacement with a door has not been demonstrated in itself not to significantly detract from the character and appearance of the recipient property due to a lack of detail within the submission. Nonetheless, it is considered that the proposed door would appear incongruous when in use. The proposed raised platform and balustrade would add unwelcome visual clutter to the rear elevation, and represents an inappropriately designed addition comprising inappropriate materials. Furthermore, they would detract from the symmetry of the rear bay. For these reasons, the proposed development would be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2015/00354**

**27 Coniston Court Holland Road Hove**

Replacement of existing timber windows and door with UPVC units.

**Applicant:** Mr Derek Bredenkamp

**Officer:** Luke Austin 294495

**Approved on 09/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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	-	-	04/02/2015
Floor Plan	-	-	12/02/2015
Photographs of Existing Windows	-	-	12/02/2015
Product Survey	-	-	12/02/2015
Technical Survey	-	-	04/02/2015

**BH2015/00418**

**Microscape House Hove Park Villas Hove**

Prior approval for change of use from offices (B1) to residential (C3) to form 7no flats.

**Applicant:** FR Properties

**Officer:** Christopher Wright 292097

**Prior Approval is required and is approved on 08/04/15 DELEGATED**

**BH2015/00447**

**Flat 1 60 The Drive Hove**

Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application BH2014/03211.

**Applicant:** Mr Trevor Roberts

**Officer:** Helen Hobbs 293335

**Approved on 16/04/15 DELEGATED**

**BH2015/00448**

**Flat 1 60 The Drive Hove**

Application for approval of details reserved by condition 2 of application BH2014/03212.

**Applicant:** Mr Trevor Roberts

**Officer:** Helen Hobbs 293335

**Approved on 16/04/15 DELEGATED**

**BH2015/00565**

**34 Wilbury Crescent Hove**

Erection of single storey rear extension.

**Applicant:** Mr Nigel Stock

**Officer:** Luke Austin 294495

**Approved on 17/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan and Block Plan	CH660/001	-	19/02/2015
Existing Plans	CH660/002	-	19/02/2015
Proposed Plans	CH660/005	-	19/02/2015
Existing Sections	CH660/004	-	19/02/2015
Proposed Elevations	CH660/006	-	19/02/2015
Proposed Sections	CH660/007	-	19/02/2015

**BH2015/00566**

**34 Wilbury Crescent Hove**

Certificate of lawfulness for proposed rear dormer and three front rooflights.

**Applicant:** Mr Nigel Stock

**Officer:** Luke Austin 294495

**Approved on 17/04/15 DELEGATED**

**BH2015/00700**

**54 Livingstone Road Hove**

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

**Applicant:** SMS

**Officer:** Liz Arnold 291709

**Prior Approval is required and is approved on 22/04/15 DELEGATED**

**BH2015/00815**

**Garages at rear of 90 Cromwell Road Hove**

Non Material Amendment to BH2008/02452 to change proposed rendered areas at first floor to tile hanging. Change ground floor garage to brickwork and change two brick piers (enclosing steelwork) to become GRP column encasement.

**Applicant:** Mr Bill Tozer

**Officer:** Adrian Smith 290478

**Approved on 17/04/15 DELEGATED**

**HANGLETON & KNOLL**

**BH2014/04103**

**72 Hangleton Road Hove**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mr & Mrs Brasington

**Officer:** Guy Everest 293334

**Approved on 17/04/15 DELEGATED**

**BH2015/00690**

**8 Meadway Crescent Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

**Applicant:** Mr John Harrington

**Officer:** Luke Austin 294495

**Prior approval not required on 10/04/15 DELEGATED**

**BH2015/00753**

**82 Hangleton Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.2m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.

**Applicant:** Luke Fisher

**Officer:** Luke Austin 294495

**Prior approval not required on 13/04/15 DELEGATED**

**NORTH PORTSLADE**

**BH2015/00420**

**15 Broomfield Drive Portslade**

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating installation of 2no front rooflights and rear dormer.

**Applicant:** Mr Philip Bacon

**Officer:** Astrid Fisher 292337

**Approved on 02/04/15 DELEGATED**

**BH2015/00812**

**5 Langridge Drive Portslade**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.1m, for which the maximum height would be 3.6m and for which the height of the eaves would be 2.3m.

**Applicant:** Mrs Sarah Elshafie

**Officer:** Astrid Fisher 292337

**Prior Approval is required and is refused on 20/04/15 DELEGATED**

**SOUTH PORTSLADE**

**BH2014/04366**

**48 Fairway Crescent Portslade**

Certificate of lawfulness for proposed erection of garage to rear to replace existing.

**Applicant:** Mr Martin Tilbury

**Officer:** Haydon Richardson 292322

**Approved on 17/04/15 DELEGATED**

**BH2015/00324**

**7 Mill Lane Portslade**

Erection of a single storey rear extension.

**Applicant:** Mr & Mrs Magauran

**Officer:** Luke Austin 294495

**Refused on 02/04/15 DELEGATED**

**1) UNI**

The width and length of projection would create an unduly prominent extension. In this respect the scale and uncompromising form of the proposed extension would be an excessively dominant feature resulting in the recipient property having an over extended appearance detracting from the character and appearance of the dwelling. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**2) UNI2**

The proposed extension would, by reason of excessive depth and height along the shared boundary, be unneighbourly and would result in a loss of light and an overbearing effect to the adjoining property, no. 9 Mill Lane. The proposal is therefore contrary to policy Q27 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**BH2015/00408**

**57 Gladstone Road Portslade**

Creation of vehicular crossover, dropped kerb and hardstanding.

**Applicant:** Mr Owen Lewis

**Officer:** Luke Austin 294495

**Approved on 20/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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/Block Plans	-	-	23/02/2015
Existing Plans	-	-	23/02/2015
Proposed Plans	-	-	23/02/2015

### **3) UNI**

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

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

#### **BH2015/00472**

##### **86 Foredown Drive Portslade**

Erection of single storey rear extension.

**Applicant:** Mr Olsi Kraja

**Officer:** Luke Austin 294495

**Refused on 21/04/15 DELEGATED**

#### **1) UNI**

The proposed extension, by virtue of its depth, would result in an excessively scaled and overdominant addition that would relate unsympathetically to the host building and the visual amenity of the area, contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

#### **2) UNI2**

The proposed extension, by virtue of its scale and depth on the boundary, would have an overbearing effect on the amenities of the neighbouring property at no. 88, contrary to policy QD27 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

#### **BH2015/00477**

##### **109 Victoria Road Portslade**

Change of use from hair salon (A1) to sports injury clinic (D1).

**Applicant:** Miss Lucy Meakin

**Officer:** Christopher Wright 292097

**Refused on 20/04/15 DELEGATED**

#### **1) UNI**

The proposed change of use is not acceptable in principle because the applicant has not adequately demonstrated that an A1 retail use is no longer economically viable. As such the proposal is contrary to the requirements of policy SR8 of the Brighton & Hove Local Plan.

#### **BH2015/00730**

##### **20 Fairfield Gardens Portslade**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 3.25m, and for which the height of the eaves would be 2.75m.

**Applicant:** Dave Mills

**Officer:** Astrid Fisher 292337  
**Prior approval not required on 10/04/15 DELEGATED**

**HOVE PARK**

**BH2014/03689**

**55 Tongdean Avenue Hove**

Erection of single storey extension to front and side.

**Applicant:** Mr D Jackson

**Officer:** Helen Hobbs 293335

**Approved on 07/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 hedge located on the Eastern boundary shall be pruned to BS3998 (2008) - Tree Pruning Operations standard.

*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.*

**3) UNI**

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

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

**4) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the planting of replacement trees not less than one in number, of a size and species similar to the existing Walnut Tree at the site. The planting of the replacement trees shall be carried out in the first planting season following commencement of the development, and any tree which within a 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

*Reason: To ensure appropriate and satisfactory replacement of trees on the site in the interest of visual amenities of the area and to comply with policies QD16 and HE6 of the Brighton and Hove Local Plan.*

**5) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan			3rd November 2014
Block Plan			3rd November 2014

Existing Plan	01/1409599		3rd 2014	November
Proposed plan	02/1409599		3rd 2014	November
Proposed roof plan	04/1409599		3rd 2014	November
Proposed plan	05/1409599		3rd 2014	November
Existing elevation	06/1409599		3rd 2014	November
Proposed elevation	07/1409599		3rd 2014	November
Existing elevation	08/1409599		3rd 2014	November
Proposed section	09/1409599		3rd 2014	November
Proposed elevation	10/1409599		3rd 2014	November

#### 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.*

#### **BH2014/04053**

##### **29 Gannet House Goldstone Crescent Hove**

Replacement of existing single glazed aluminum windows with UPVC double glazed windows.

**Applicant:** Millydale Ltd

**Officer:** Mark Thomas 292336

**Refused on 17/04/15 DELEGATED**

#### 1) UNI

The proposed replacement windows, by virtue of their uncharacteristic material and subsequent frame bulk, and their non-original method of opening would significantly harm the character and appearance of the recipient property contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

#### **BH2014/04195**

##### **46 Woodland Avenue Hove**

Demolition of existing garage and erection of two storey extension to side.

**Applicant:** Mr Knight

**Officer:** Joanne Doyle 292198

**Approved on 16/04/15 DELEGATED**

#### 1) BH01.01

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

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

#### 2) UNI

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton*

& Hove Local Plan.

### 3) UNI

The ground and first floor windows in the southern 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.*

### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	233.100		12 Dec 2014
Existing Floor Plans	233.01		12 Dec 2014
Existing Loft & Roof Plans	233.02		12 Dec 2014
Existing Elevations	233.03		12 Dec 2014
Existing Sections	233.04		12 Dec 2014
Proposed Floor Plans	233.09a		12 Dec 2014
Proposed Loft & Roof Plans	233.10a		12 Dec 2014
Proposed Elevations	233.11a		12 Dec 2014
Proposed Sections	233.12a		12 Dec 2014

### **BH2014/04255**

#### **Flamingo 4 Hill Brow Hove**

Application for Approval of Details Reserved by Conditions 10, 11, 12, 13, 14, 15, 16 and 17 of application BH2013/04293.

**Applicant:** Sigma Homes Limited

**Officer:** Liz Arnold 291709

**Approved on 14/04/15 DELEGATED**

### **BH2015/00664**

#### **64 Amherst Crescent Hove**

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

**Applicant:** Mr & Mrs Stokes

**Officer:** Astrid Fisher 292337

**Approved on 22/04/15 DELEGATED**

### **BH2015/00712**

#### **20 Orchard Gardens Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.65m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 3m.

**Applicant:** Mark and Kirsty Boyle

**Officer:** Astrid Fisher 292337

**Prior Approval is required and is approved on 14/04/15 DELEGATED**

## **WESTBOURNE**

### **BH2014/03702**

#### **Flat 1 52 Sackville Gardens Hove**

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



to rear elevation.

**Applicant:** Mr Laszlo Gyenes  
**Officer:** Mark Thomas 292336  
**Approved on 14/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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	-	-	17th	November 2014
Block plan	-	-	3rd	November 2014
Photographs	-	-	17th	November 2014
Rear elevation	-	-	3rd	November 2014
Door and window survey sheet	-	-	28th	November 2014
Window elevation	-	-	24th	November 2014
Door detail by 'Wickes'	-	-	17th	November 2014
Product brochure with specification	-	-	24th	November 2014

**BH2014/03731**

**2 Pembroke Avenue Hove**

Insertion of rooflights to front and side and creation of rear dormer.

**Applicant:** Nick Hoffelner  
**Officer:** Mark Thomas 292336  
**Approved on 08/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date
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			Received
Existing plans and elevations	HO/02	-	5th November 2014
Proposed plans and elevations with site location plan	HO/01	-	5th November 2014

**BH2014/03872**

**51 New Church Road Hove**

Application for approval of details reserved by conditions 3, 4, 8, 9, 10 and 16 of application BH2014/00766.

**Applicant:** AMF Property Investments Ltd

**Officer:** Jason Hawkes 292153

**Approved on 08/04/15 DELEGATED**

**BH2015/00106**

**8 Pembroke Gardens Hove**

Alterations to fenestration at rear and side.

**Applicant:** Mr & Mrs Neil Chapman

**Officer:** Joanne Doyle 292198

**Approved on 16/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The hereby approved door to the northern side elevation of the building shall not be glazed otherwise than with obscured glass 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 development hereby permitted shall be carried out in accordance with 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 Jan 2015
Block Plan			15 Jan 2015
Existing Site Plan	S1		15 Jan 2015
Existing Ground Floor Plan	S2		15 Jan 2015
Existing First Floor Plan	S3		15 Jan 2015
Existing Roof Plan	S5		15 Jan 2015
Existing Front (East) Elevation	S6		15 Jan 2015
Existing Side (South) Elevation	S7		15 Jan 2015
Existing Rear (West) Elevation	S8		15 Jan 2015
Existing Side (North) Elevation	S9		15 Jan 2015
Existing Section	S10		15 Jan 2015

Proposed Site Plan	P1		15 Jan 2015
Proposed Ground Floor Plan	P2		15 Jan 2015
Proposed First Floor Plan	P3		15 Jan 2015
Proposed Roof Plan	P5		
Proposed Front (East) Elevation	P6		15 Jan 2015
Proposed Side (South) Elevation	P7		15 Jan 2015
Proposed Rear (West) Elevation	P8		15 Jan 2015
Proposed Side (North) Elevation	P9	A	23 Jan 2015
Proposed Section	P10	A	23 Jan 2015

**BH2015/00314**

**Pembroke Court 15 New Church Road Hove**

Removal of brick slips on the south elevation and replacement with a new rendered band on each floor and associated works. (Part retrospective).

**Applicant:** Pembroke Court (Hove) Freeholders Ltd

**Officer:** Luke Austin 294495

**Approved on 07/04/15 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	mb/03/pembroke court	-	30/01/2015
Block Plan	mb/04/pembroke court	-	30/01/2015
Existing Elevations	mb/01/pembroke court	-	30/01/2015
Proposed Elevations	mb/02/pembroke court	-	30/01/2015
Existing Photographs	mb/SOP/Pembroke Court	-	30/01/2015
Design and Access Statement	-	-	30/01/2015

**BH2015/00471**

**189 Kingsway Hove**

Erection of 5no houses facing kingsway in five storey terrace with basement and roof terrace and separate 5no storey building with basement facing Sackville Gardens of 2no flats and 2no maisonettes, incorporating underground parking accessed from Sackville Gardens.

**Applicant:** Mr M Deol

**Officer:** Adrian Smith 290478

**Approved on 15/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 full accordance with the materials details and samples approved under application reference BH2012/03507 and shall be retained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with planning policies QD1, QD2 and HE6 of the Brighton and Hove Local Plan.*

**3) UNI**

The proposed structural screens, balconies, windows and entrance doors, front and side boundary walls and gates, barrel vaulted roofline and car park ventilation shall be carried out in full accordance with the submitted details.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with planning policies QD1, QD2 and HE6 of the Brighton and Hove Local Plan.*

**4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses hereby permitted 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.*

**5) UNI**

Before first occupation of the buildings hereby permitted the windows in the west side elevation of the Kingsway terrace building shall be fitted with obscured glass and non-opening and shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

**6) UNI**

Before first occupation of the buildings hereby permitted the windows in the north side elevation of the villa building fronting Sackville Gardens shall be fitted with obscured glass and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

**7) UNI**

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

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

**8) UNI**

No dwelling shall be occupied until space has been laid out within the site in accordance with the approved drawings for cycle parking and shall be permanently retained thereafter for use by occupants and visitors.

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

**9) UNI**

No dwelling shall be occupied until the refuse and recycling storage facilities shown on the approved drawings have been put in place. They shall be thereafter retained for use at all times.

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

**10) UNI**

No dwelling hereby permitted shall be occupied until the underground car parking shown on the approved drawings has been constructed and is capable of use. It shall be thereafter retained for use at all times by residents of and visitors to the development.

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

**11) UNI**

Prior to first occupation, the site shall be landscaped in accordance with the scheme set out on drawing no. ST- Conditions 4a & 4b & 13 rev.A received on 12/02/2015 and retained as such thereafter.

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

**12) UNI**

The proposed access ramp, retaining wall and shutter and traffic light system shall be carried out in full accordance with the submitted details. The traffic light system shall be implemented prior to first occupation of the development and retained as such thereafter.

*Reason: To ensure the ramp and its operation is practical and safe for vehicles entering and leaving the basement car park and to comply with Local Plan policies TR1 and TR7 of the Brighton & Hove Local Plan.*

**13) UNI**

The hard surfaces hereby approved shall be made of porous materials and retained as such thereafter unless otherwise agreed in writing by the Local planning Authority.

*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.*

**14) UNI**

The development hereby permitted shall not be occupied until the approved scheme for the provision of alternative means of ventilation for the south facing rooms within the Kingsway terrace has been fully implemented.

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

**15) UNI**

The 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.*

**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 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 CP8 of the submission City Plan Part One.*

**17) UNI**

i) 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.

ii) 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 [1] and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

*Reason: This pre-commencement condition is imposed because it is necessary 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*

**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
Location plan	ST.01	-	12/02/2015
Block plan	ST.02	-	12/02/2015
Site survey	ST.03	-	12/02/2015
Demolished elevations	ST.04		12/02/2015
	ST.05		12/02/2015
Proposed site plan	ST.06	A	12/02/2015
Proposed basement plan	ST.07	B	12/02/2015
Proposed basement plan-terrace	ST.08	B	12/02/2015
Typical terrace floor plans	ST.09A		12/02/2015
	ST.10A		12/02/2015
	ST.11A		12/02/2015
	ST.12A		12/02/2015
	ST.13A		12/02/2015
West-end terrace floor plans	ST.09B	A	12/02/2015
	ST.10B	A	18/02/2015
	ST.11B	A	12/02/2015
	ST.12B	A	12/02/2015

	ST.13B	A	12/02/2015
East-end terrace floor plans	ST.09C ST.10C ST.11C ST.12C ST.13C		12/02/2015 12/02/2015 12/02/2015 12/02/2015 12/02/2015
Rooftop terrace	ST.14	-	12/02/2015
Roof plan	ST.15	-	12/02/2015
East-west section and typical elevation	ST.16	-	12/02/2015
Proposed elevations	ST.17 ST.18 ST.19 ST.20	A	12/02/2015 12/02/2015 12/02/2015 12/02/2015
Context south elevation	ST.21 ST.23		12/02/2015 12/02/2015
Context south elevation overlaid	ST.22	-	12/02/2015
Villa floor plans and roof plan	ST.23 ST.24 ST.25 ST.26 ST.27 ST.28 ST.29 ST.30		12/02/2015 12/02/2015 12/02/2015 12/02/2015 12/02/2015 12/02/2015 12/02/2015 12/02/2015
Villa long section	ST.31	-	12/02/2015
Villa elevations	ST.32 ST.33 ST.34 ST.35		12/02/2015 12/02/2015 12/02/2015 12/02/2015
Sackville Gardens elevation	ST.36	A	12/02/2015
Section details and landscape details	ST- Conditions 4a & 4b & 13	A	12/02/2015
Roof section and ventilation details	ST- Conditions 4c & 15	-	12/02/2015
Access ramp and ventilation details	ST- Conditions 4d, 12a, 12b & 12c	A	12/02/2015

**BH2015/00527**

**Flat 2 5 Princes Avenue Hove**

Installation of first floor balcony to front elevation.

**Applicant:** Mrs Kate Heath

**Officer:** Haydon Richardson 292322

**Refused on 15/04/15 DELEGATED**

**1) UNI**

The proposed development would form an unsympathetic addition to the Princes Avenue streetscene: where there are no balconies at present. It would also form an incongruous addition to the host building. As such the proposed development would harm the character and appearance of the property, streetscene and Princes Avenue conservation area, contrary to local planning policies QD14, HE6 and Supplementary planning guidance SPD12.

**BH2015/00536****55 Langdale Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.45m, for which the maximum height would be 2.995m, and for which the height of the eaves would be 2.614m.

**Applicant:** Mr Daniel Smyth

**Officer:** Haydon Richardson 292322

**Prior Approval is required and is refused on 02/04/15 DELEGATED**

**1) UNI**

It is a requirement of prior approval, A.4 (9)(a), that development is carried in accordance with the submitted details. It would not be possible to erect a structure that accords with the submitted details due to inconsistencies between the application form measurements and the submitted drawings. The development could not therefore comply with Part 1, Class A (A.4 (9)(a)) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Existing and proposed elevations and floor plans	425(PL)1b		17/2/15
Block and Site plan	425(PL)2		20/2/15

**BH2015/00561****3 Langdale Gardens Hove**

Certificate of lawfulness for proposed erection of a single storey rear extension with associated external works including alterations to fenestration.

**Applicant:** Mr Paul Smith

**Officer:** Astrid Fisher 292337

**Refused on 16/04/15 DELEGATED**

**1) UNI**

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse with a width greater than half the width of the original dwellinghouse, contrary to paragraph A.1 (h(iii)). The development would not therefore be permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended

**WISH****BH2014/03525****18 24 28 & 30 Kingsthorpe Road Hove**

Demolition of existing building and erection of 9no three storey houses (C3) and 1no three storey office unit (B1(a)) with associated parking area.

**Applicant:** Danworth Holdings

**Officer:** Jonathan Puplett 292525

**Approved after Section 106 signed on 15/04/15 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 commercial premises hereby approved shall be used as office (Use Class B1(a)) only and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Notwithstanding the provisions 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), no change of use shall occur without the formal approval of the Local Planning Authority.

*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**

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

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

## **4) UNI**

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.*

## **5) UNI**

No development shall take place until samples of the following 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:

- a) samples of brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples of all hard surfacing materials
- d) samples of the proposed window and door treatments

Development shall be carried out in accordance with the approved details.

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

## **6) UNI**

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 does not create an increased demand for on-street resident parking spaces in the vicinity of the site and to comply with*

*policies TR1, TR7 and QD27 of the Brighton & Hove Local Plan.*

**7) 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 and Hove Local Plan.*

**8) UNI**

Notwithstanding the details shown in the approved drawings, the development hereby permitted shall not be commenced until revised 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.*

**9) UNI**

No development shall take place until revised dwelling layouts which demonstrate compliance with Lifetime Homes Standards have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

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

**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. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all boundary treatments;
- c. 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.*

**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**

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*

### **13) 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.*

### **14) UNI**

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved unde

### **15) UNI**

The residential dwellings hereby approved shall not be occupied until the commercial building hereby approved has been constructed and made available for occupation as office space (Use Class B1(a)) in accordance with the approved drawings.

*Reason: To ensure the provision of modern office accommodation on the site and*

to comply with policy EM3 of the Brighton and Hove Local Plan and policy CP3 of the Brighton and Hove City Plan Part 1 (submission document).

**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 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.*

**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**

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.*

**19) UNI**

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossovers on Kingsthorpe Road 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 and Hove Local Plan.*

**20) UNI**

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	100		23/10/2014
LOCATION PLAN	101		23/10/2014
EXISTING STREET SCENE	102		23/10/2014
EXISTING GROUND FLOOR	103		13/11/2014

PLAN			
PROPOSED BLOCK PLAN	200		13/11/2014
EXISTING AND PROPOSED PARKING LAYOUT	201	A	23/10/2014
PROPOSED GROUND FLOOR PLAN	202	A	23/10/2014
PROPOSED FIRST FLOOR PLAN	203		23/10/2014
PROPOSED SECOND FLOOR PLAN	204		23/10/2014
PROPOSED ELEVATIONS	205		30/10/2014
PROPOSED ELEVATIONS AND STREET SCENE	206	A	23/10/2014

### **BH2014/03994**

#### **1 Boundary Road Hove**

Application for Approval of Details Reserved by Conditions 5, 6, 7, 8 and 9 of application BH2013/01844.

**Applicant:** Harman Hire Ltd

**Officer:** Jason Hawkes 292153

**Split Decision on 14/04/15 DELEGATED**

#### **1) UNI**

APPROVE the details pursuant to conditions 5, 6, 7 and 9 of BH2013/01844 subject to full compliance with the submitted details.

#### **1) UNI**

The details pursuant to condition 8 is NOT APPROVED

### **BH2015/00315**

#### **5 Scott Road Hove**

Erection of single storey rear extension.

**Applicant:** Mrs Emily Pickering

**Officer:** Liz Arnold 291709

**Refused on 02/04/15 DELEGATED**

#### **1) UNI**

The proposed extension would in-fill the existing recess in addition to replacing the existing mono-pitched roof single storey rear element, resulting in an extension that would wrap around the south-eastern corner of the existing outrigger. As such the proposal would relate poorly to the existing dwelling and detract from the original plan of the building. The size and design of the proposed extension would create an overly dominant extension resulting in the recipient property having an overextended appearance, detracting from the character and appearance of the parent dwelling, the rear of the related terrace and wider area, contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

#### **2) UNI2**

The proposed extension, by virtue of its positioning, height, excessive depth and massing, would adversely affect the amenities of the occupiers of No. 3 Scott Road, resulting in an overbearing and oppressive development, loss of outlook and an increased sense of enclosure, and therefore represents an unneighbourly form of development. As such the proposal would detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

**BH2015/00461**

**39 Berriedale Avenue Hove**

Erection of single storey side and rear extension.

**Applicant:** Mr & Mrs J Warren

**Officer:** Mark Thomas 292336

**Refused on 10/04/15 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its excessive scale consuming the full width of the site and excessive volume of rear glazing, represents an overextension of the building that would significantly detract from its scale, form and appearance, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

**Withdrawn Applications**

**BH2015/00845**

**19 Woodhouse Road Hove**

Alterations to roof incorporating hip to gable end roof extension, front rooflights, side window and rear dormer.

**Applicant:** Ms Catherine Bergwerf

**Officer:** Robert Hermitage 290480

**WITHDRAWN ON 09/04/15**