

PLANS LIST 3 JUNE 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

BH2015/00403

55 Greenfield Crescent Brighton

Erection of single storey rear extension and raised timber deck with balustrade and steps to garden level.

Applicant: Ms Janaki Jayasuriya

Officer: Luke Austin 294495

Approved on 11/05/15 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 approved decking shall not be brought into use until details of privacy screening to a height of 1.6 metres to both side boundaries (of the decking) have been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be erected in accordance with the agreed details prior to the decking being first used. The privacy screen shall be retained as such thereafter.

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

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 and Block Plan	506(PL)2	-	09/02/2015
Existing and Proposed Elevations and Plans	506(PL)7	-	09/02/2015

BH2015/00557

7 Midhurst Rise Brighton

Application for Approval of Details Reserved by Conditions 4, 7 and 9 of application BH2013/03074.

Applicant: Mr Neil Holmes

Officer: Andrew Huntley 292321

Split Decision on 05/05/15 DELEGATED

1) UNI

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

1) UNI

The details pursuant to condition 4 and 9 are NOT APPROVED

2) UNI2

Insufficient information has been submitted to allow Condition 4 to be discharged as further information is needed on species, size at planting, planting spec, mulching etc in order 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) UNI3

A Design Stage Certificate demonstrating that the development achieves a satisfactory Code for Sustainable Homes rating should be submitted.

BH2015/00571

23 Fernhurst Crescent Brighton

Erection of single storey rear extension to replace outbuilding.

Applicant: Mr Jacob Brady

Officer: Astrid Fisher 292337

Approved on 23/04/15 DELEGATED

1) BH03.03

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
OS Plan, Site Plan, Existing Plans and Elevations	1503-01		20th February 2015
Proposed Plans and Elevations	1503-02		20th February 2015

BH2015/00572

23 Fernhurst Crescent Brighton

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

Applicant: Mr Jacob Brady

Officer: Astrid Fisher 292337
Approved on 23/04/15 DELEGATED

BH2015/00586

8 Winfield Avenue Brighton

Certificate of lawfulness for proposed demolition of existing garage and erection of a single storey side extension, loft conversion incorporating side dormers, windows to front and rear and associated alterations.

Applicant: Mr Peter Truong
Officer: Robert Hermitage 290480
Approved on 29/04/15 DELEGATED

BH2015/00597

6 Mile End Cottages Ladies Mile Road Brighton

Certificate of lawfulness for proposed single storey side extension, single storey rear extension and associated alterations.

Applicant: Kerry Marshall
Officer: Astrid Fisher 292337
Approved on 08/05/15 DELEGATED

BH2015/00754

12 Barrhill 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 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.3m.

Applicant: Mrs Carol Strange
Officer: Astrid Fisher 292337
Prior Approval is required and is refused on 01/05/15 DELEGATED

1) UNI

It would not be possible to erect a structure that accords with the submitted details due to inconsistencies with the proposed measurements. The development could not therefore comply with Schedule 2, Part 1, Class A, A.4 (11) of the Town and Country Planning (General Permitted Development) Order 2015.

2) UNI2

The depth of enlarged extension, as shown on the submitted drawings, would not be permitted by Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) Order 2015.

BH2015/00766

38 Brangwyn Avenue Brighton

Erection of new front boundary wall (retrospective).

Applicant: Mr Jon Ailion
Officer: Allison Palmer 290493
Approved on 06/05/15 DELEGATED

BH2015/00855

43 Graham Avenue Brighton

Erection of single storey rear extension to replace existing conservatory and out-house, with decked area with steps to rear garden.

Applicant: Mr & Mrs Luke & Nina Taylor
Officer: Mark Thomas 292336

Approved on 07/05/15 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	0269-15-04	-	12th March 2015
Block plan	0269-15-05	-	12th March 2015
Existing and proposed floor plans	0269-15-05	-	11th March 2015
Existing and proposed elevations	0269-15-02	-	11th March 2015

BH2015/00911

23 Ditchling Crescent Brighton

Change of use from dwelling house (C3) to residential children's home (C2).

Applicant: Mr Derek Hall

Officer: Adrian Smith 290478

Refused on 11/05/15 DELEGATED

1) UNI

Insufficient information has been submitted with the application to ascertain the nature of the use proposed, how it would operate on a day-to-day basis, how it would likely impact on the amenities of adjacent occupiers and whether its benefits of the proposed use would outweigh the loss of the existing unit of residential accommodation. In the absence of such information, the applicant has failed to demonstrate that the proposed change of use would not be contrary to policies HO8, HO11, HO15 and QD27 of the Brighton & Hove Local Plan.

BH2015/00935

50 Baranscraig Avenue Brighton

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

Applicant: Mr Ben Potter

Officer: Jason Hawkes 292153

Approved on 13/05/15 DELEGATED

PRESTON PARK

BH2014/03179

10 & A Half Preston Park Avenue Brighton

Demolition of existing house and garage and erection of 1no three bedroom house with associated parking and landscaping.

Applicant: Mr P Franks

Officer: Liz Arnold 291709

Approved on 30/04/15 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 Construction Specification/Method Statement for [eg crossover, pilings] 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: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on the 22nd September 2014.

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

5) UNI

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

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

6) UNI

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 policy CP8 of the Submission City Plan Part One.

7) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plans	01	-	15th January 2015
Existing Site Survey Plan	02	-	22nd September 2014
Existing Site Plan	03	-	15th January 2015
Existing Plan of 10.5	04	-	22nd September 2014
Existing Elevations of No. 10.5	05	-	22nd September 2014
Existing Elevations of 10.5	06	-	22nd September 2014
Existing Section AA	07	-	22nd September 2014
Proposed Block Plan	10	Rev. C	1st April 2015
Proposed Site Plan	11	Rev. D	1st April 2015
Proposed Ground Floor Plan	12	Rev. C	1st April 2015
Proposed LG and F Floor Plans	13	Rev. B	6th March 2015
Proposed Front Elevation	14	Rev. B	6th March 2015
Proposed Section AA	15	Rev. D	1st April 2015
Proposed South Elevation	16	Rev. D	1st April 2015
Proposed North Elevation	17	Rev. C	1st April 2015
Proposed East Elevation	18	Rev. B	6th March 2015
Proposed Context Elevation	19	Rev. B	6th March 2015

8) 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) (England) Order 2015, 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.

9) 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.

10) 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.

11) UNI

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

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

12) UNI

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.

13) UNI

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

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

14) UNI

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, render and tiling (including details of the colour of render/paintwork to be used)

b) samples of all hard surfacing materials

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

d) 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 policy HE6 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land and buildings 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: As this matter is fundamental to the acceptable delivery of the permission 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.

16) UNI

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

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

17) UNI

Prior to first occupation of the development hereby permitted, full 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.

18) UNI

Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all boundary treatments, including positions, height, design, materials and type;
- c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. 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 first 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.

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

BH2014/04203

43 Springfield Road Brighton

Replacement of windows with doors to rear lower ground floor bay window, front rooflight and erection of detached bicycle shed to side. (Amended description)

Applicant: Mr Peter Aston

Officer: Chris Swain 292178

Approved on 06/05/15 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 front 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site and location plan	083_PL_01	B	22 December 2014
Existing floor plans and elevations	083_PL_02		22 December 2014
Proposed floor plans and elevations	083_PL_03	A	22 December 2014

BH2014/04346

10 Preston Park Avenue Brighton

Creation of 1no residential unit (C3) on part ground and part first floors and external alterations. (Retrospective)

Applicant: Mr P Franks

Officer: Wayne Nee 292132

Approved on 28/04/15 DELEGATED

1) UNI

N/A

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	TA449/01		23 December 2014
As constructed site plan	TA449/20	E	23 December 2014
As constructed floor plans	TA449/21	D	12 January 2015
As constructed floor plans	TA449/22	F	12 January 2015
As constructed elevations	TA449/23	E	23 December 2014
As constructed elevations	TA449/24	E	23 December 2014
As constructed elevation	TA449/25	D	12 January 2015
As approved floor plans of no. 10	TA449/21	A	13 January 2015
As approved floor plans of no. 10	TA449/22	B	13 January 2015
As approved elevations of no. 10	TA449/23	B	13 January 2015
As approved elevations	TA449/24	A	14 January 2015

As approved section of no. 10	TA449/25	A	13 January 2015
As approved comparative site	TA449/30		23 December 2014
As approved comparative plans	TA449/31		23 December 2014
As approved comparative plans	TA449/32		23 December 2014
As approved comparative elevations	TA449/33		23 December 2014
As approved comparative elevations	TA449/34		23 December 2014
As approved comparative elevations	TA449/35		23 December 2014

6) UNI

The hard surface hereby approved shall be retained at all times to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

7) UNI

The details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved on 27 June 2013 under application reference BH2013/00679 shall be fully implemented and made available for use by the occupants of, and visitors to, the development hereby approved within 6 months of the date of this permission and shall thereafter be retained for use at all times.

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

8) UNI

N/A

9) UNI

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

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

10) UNI

N/A

11) UNI

With regard to the planting, seeding or turfing in the scheme of landscaping approved on 27 June 2013 under application reference BH2013/00679, any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

12) UNI

N/A

13) UNI

N/A

14) UNI

All windows shall be retained at all times as painted softwood, double hung vertical sliding sashes with concealed trickle vents.

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

15) UNI

The railings shown on the approved plans shall be retained as painted black at all times.

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

16) UNI

N/A

17) UNI

All doors shall be retained at all times as painted softwood and where including windows shall have concealed trickle vents.

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

18) UNI

The windows, doors and railings details approved on 27 June 2013 under application reference BH2013/00679 shall be maintained at all times.

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

19) UNI

The screening of the southern boundary to the first floor rear terrace (to unit no. 5) approved on 27 June 2013 under application reference BH2013/00679 shall be retained at all times.

Reason: In order to protect the amenities of the neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

20) UNI

The scheme for the storage of refuse and recycling approved on 27 June 2013 under application reference BH2013/00679 shall 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.

BH2015/00319

3 Southdown Road Brighton

Erection of single storey rear extension.

Applicant: Mr Tudor Jenkins

Officer: Robert Hermitage 290480

Approved on 28/04/15 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	E01	-	30/01/2015

Block Plan	P01	-	30/01/2015
Existing Plans	E02	A	07/04/2015
Proposed GF Plans	P02	-	30/01/2015
Proposed FF Plans	P03	B	23/04/2015
Proposed Rear Elevation	P04	B	23/04/2015

BH2015/00356

14 Cleveland Road Brighton

Erection of a single storey side/rear infill extension.

Applicant: Mr Chris Bull

Officer: Haydon Richardson 292322

Approved on 05/05/15 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Block plan and site plan	B149-001		04/02/15
Existing elevations and section	B149-003		04/02/15
Existing floor plans	B149-002		04/02/15
Proposed elevations and sections	B149-101	A	24/03/15
Proposed ground floor and roof plans	B149-100	A	24/03/15

BH2015/00497

165 Preston Drive Brighton

Erection of garage to front boundary and new vehicular crossover.

Applicant: Mr Clifford Standen

Officer: Mark Thomas 292336

Refused on 24/04/15 DELEGATED

1) UNI

The proposed development would involve the loss of an attractive boundary wall which contributes to and has group value with the character and appearance of the terrace within which the property is situated. Further, the proposed garage by virtue of its bulk, scale, height and prominent positioning would detract from the character and appearance of the recipient property and the wider Conservation Area and the open sense of the front planted garden. Consequently, the proposals would be contrary to SPD12: Design guide for extensions and

alterations and policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2015/00511

135 Havelock Road Brighton

Erection of single storey side/rear infill extension with patio and landscaping works.

Applicant: Mr Deep Khatkar

Officer: Robert Hermitage 290480

Approved on 12/05/15 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

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, rooflights or doors other than those expressly authorised by this permission shall be constructed in the northern 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
Existing Ground Floor and Roof Plans, Location and Block Plan	293HR135/01	-	16/02/2015
Existing Rear and Side Elevations, Section A-A	293HR135/02	-	16/02/2015
Existing Rear Elevations and Section A-A	293HR135/03	-	16/02/2015
Proposed Ground Floor Plan, Roof Plan Block Plan	293HR135/04	-	27/04/2015
Proposed Rear and Side Elevation	293HR135/05	-	27/04/2015

BH2015/00512

135 Havelock Road Brighton

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

Applicant: Mr Deep Khatar

Officer: Robert Hermitage 290480

Approved on 27/04/15 DELEGATED

BH2015/00592

88 Preston Drive Brighton

Change of use from retail (A1) to mixed use retail (A1) and osteopathy treatment room (D1).

Applicant: Mr Richard Smith

Officer: Robin Hodgetts 292366

Approved on 30/04/15 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

A window display to the ground floor shopfront shall be maintained at all times.

Reason: In order to ensure there is an acceptable visual retail presence within the local parade and to comply with policy SR7 of the Brighton & Hove Local Plan.

3) UNI

The use hereby permitted shall revert to its former Class A1 use upon cessation of the hereby approved mixed Class A1 / D1 use.

Reason: The use hereby approved is not considered suitable as a permanent form of development due to the size of the units created and thus to safeguard the viability of the unit and to comply with policy SR7 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			23/02/15
Existing ground floor plan			05/03/15
Proposed ground floor plan			05/03/15
Proposed layout			24/03/15

BH2015/00608

19 Havelock Road Brighton

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

Applicant: Mr Nigel Pamphilon

Officer: Luke Austin 294495

Approved on 29/04/15 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, Existing Plans, Elevations and Sections	P 01	-	23/02/2015
Proposed Plans, Elevations and Sections	P 02	-	23/02/2015

BH2015/00747

181 Ditchling Road Brighton

Installation of rooflight to front roofslope.

Applicant: Ms Laura Tuppen

Officer: Luke Austin 294495

Approved on 29/04/15 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 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, Existing and Proposed Elevations/Plans	TU/01	-	04/03/2015

BH2015/00756

208A Dyke Road Brighton

Conversion of existing maisonette to 2no flats (C3) with associated alterations including replacement of existing fire escape with new access staircase to rear.

Applicant: Mr D Patel

Officer: Mark Thomas 292336

Refused on 12/05/15 DELEGATED

1) UNI

The proposed development, by virtue of the location and proximity of the proposed access staircase and doors, would give rise to a level of activity which would result in significantly harmful levels of overlooking, noise and disturbance to occupiers of neighbouring properties, in particular those at no. 210 Dyke Road. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2015/00764

Flat 2 68 Beaconsfield Villas Brighton

Insertion of front and rear rooflights.

Applicant: Ms Sherrell

Officer: Mark Thomas 292336

Approved on 30/04/15 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 front rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

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	ADC732/LP	-	4th March 2015
Block Plan	ADC732/BP	-	4th March 2015
Existing Plans & Elevations	ADC732/01	-	4th March 2015
Proposed Plans & Elevations	ADC732/02	Rev. A	22nd April 2015

BH2015/00791

28a Brigden Street Brighton

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

Applicant: Mr Toby Powell

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 30/04/15 DELEGATED

BH2015/00809

20 Ditchling Rise Brighton

Erection of single storey rear extension.

Applicant: Ms Alison Lacey

Officer: Astrid Fisher 292337

Approved on 05/05/15 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 and Location Plans	309-P14		9th March 2015
Ground, First Floor and Section AA as Existing	309-P01		9th March 2015
Elevations as Existing	309-P02		9th March 2015
Sketch Views as Existing	309-P03		9th March 2015
Ground, First Floor Plan and Section AA as Proposed	309-P11		9th March 2015
Elevations as Proposed	309-P12		9th March 2015
Sketch Views as Proposed	309-P13		9th March 2015
Photo Sheet	309-P15		9th March 2015

BH2015/00913

68 Havelock Road Brighton

Installation of rooflight to front elevation.

Applicant: Mr Gareth Mitchell

Officer: Luke Austin 294495

Approved on 12/05/15 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 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 development hereby permitted shall be carried out in accordance with 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	PBP0286/03	-	17/03/2015
Block Plan	PBP0286/04	-	17/03/2015
Existing and Proposed Elevations	PBP0286/02	-	17/03/2015

REGENCY

BH2014/03269**51 Ship Street Brighton**

Change of use of ground floor and basement from Post Office (A1) to restaurant (A3) with associated plant and alterations.

Applicant: TGI Friday's Ltd

Officer: Christopher Wright 292097

Approved on 30/04/15 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Plant Deck Details	007	B	29 Sep 2014
Basement Drainage As Proposed	009	B	29 Sep 2014
AC and Ventilation Ground Floor	C122592/01a	S	29 Sep 2014
AC and Ventilation - Basement	C122592/01b	S	29 Sep 2014
Sections	C122592/01c	S	28 Nov 2014
Extract Riser	C122592/01d	S	29 Sep 2014
Existing External Elevations Front & Rear	2405/02/*		14 Oct 2014
Internal Elevations 1 Existing	2405/30	A	28 Nov 2014
Internal Elevations 2 Existing	2405/31	A	28 Nov 2014
Location Plan	2405/60/*		29 Sep 2014
Proposed Front Elevation	2405/60	B	11 Feb 2015
Ground Floor Plan Proposed	2405/100	G	11 Feb 2015
Builder's Works Ground Proposed	2405/101	G	11 Feb 2015
Floor Finishes Proposed	2405/102	F	11 Feb 2015
Ceiling Finishes Proposed	2405/103	H	11 Feb 2015
Lighting Layout Proposed	2405/105	E	11 Feb 2015
Internal Elevations 1 Proposed	2405/106	D	11 Feb 2015
Internal Elevations 2 Proposed	2405/107	D	11 Feb 2015
Internal Elevations 3 Proposed	2405/108	E	11 Feb 2015
Cookline Details 1 Proposed	2405/110	C	29 Sep 2014
Door Schedule Proposed	2405/112	D	11 Feb 2015
Staircase Details Proposed	2405/118	D	29 Sep 2014
Stair & Ramp Details Proposed	2405/121	A	29 Sep 2014

Disabled WC Proposed	2405/123	A	29 Sep 2014
Glazed stair lobby detail, proposed	2405/130/*		28 Nov 2014
Basement Floor Plan Proposed	2405/200	E	11 Feb 2015
Builder's Works Basement Proposed	2405/201	E	11 Feb 2015
Floor Finishes Proposed	2405/202	E	11 Feb 2015
Ceiling Finishes Proposed	2405/203	E	11 Feb 2015
Door Schedule Proposed	2405/208	D	11 Feb 2015
Basement Plan Existing	2405/311/*		14 Oct 2014
Ground Floor Existing	2405/312/*		14 Oct 2014
Rear Escape Stair Proposed	2405/350		11

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 8:00 and 24:00 on Mondays to Sundays.

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

4) UNI

Noise associated with the kitchen extraction, air conditioning, lift plant and refrigeration systems, and any other plant associated with the development hereby permitted, shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest noise sensitive premises shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:1997.

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

5) UNI

No development shall commence until the applicant has submitted written evidence of the improvements made to the separating ceilings/floors between the restaurant and the residential uses above, and evidence that airborne testing has been carried out, to the local planning authority for approval.

Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

No intoxicating liquor shall be sold or supplied within the A3 unit hereby approved except to persons who are taking meals on the premises and who are seated at tables, or to persons intending to take meals at the premises and seated at the bar area as shown on approved drawing no. 2405/100/G. '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.

7) UNI

Within three calendar months of the date of the restaurant opening, an acoustic report shall be submitted in writing to the local planning authority providing evidence and confirmation that the soundproofing measures between the restaurant and the flats above is sufficient and in line with internal levels as described in BS8233:2014. If those levels are not met, the report shall provide details of further mitigation measures needed and a timeline within which these

will be implemented to ensure that those levels are achieved.

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

8) UNI

No development shall commence until a written scheme for the following has been submitted to and approved in writing by the local planning authority:

- (i) Loudspeaker position and layouts within the premises;
- (ii) Details of the means by which loudspeakers will be fixed and mounted;
- (iii) Details of the minimisation and isolation of structural transmission of acoustic energy;
- (iv) Details of a tamper-proof management system for actively monitoring the levels of recorded music played and a means by which this is prevented from going above 77dBLAeq within the restaurant area;
- (v) Details of the location and acoustic performance of the mechanical ventilation and heat recovery units to be used.

Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

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

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

BH2014/03270

51 Ship Street Brighton

Internal and external alterations to facilitate change of use of ground floor and basement from Post Office (A1) to restaurant (A3) with associated plant.

Applicant: TGI Friday's Ltd

Officer: Christopher Wright 292097

Approved on 30/04/15 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 works 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) Timber panelling;
- b) Wood effect flooring;
- c) Flooring treatments; and
- d) Ceiling tiles

The works shall be carried out in strict accordance with the approved details.

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

3) UNI

This approval is limited to the works shown on the approved drawings and does

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

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

4) UNI

For the avoidance of doubt, the following existing architectural features shall be retained and made good, to match the existing detail and finishes, unless otherwise agreed in writing with the Local Planning Authority:

- i) The stained timber door surrounds/architraves/pediments to the two doors in the rear screen wall as shown on elevation T-T of drawing no. 2405/108/E;
- ii) The architrave and keystone to the central arched opening and the pilasters and capitals to the rear screen wall shown on elevation T-T of drawing no. 2405/108/E;
- iii) The stained timber cladding to the structural columns.

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

5) UNI

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

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

6) UNI

Within one calendar month of its installation, the new fire escape door to the rear elevation shall be painted black, and shall be maintained as such thereafter.

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

7) UNI

No works shall take place until details of the internal paint finishes and colours 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 the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/04064

20A Sussex Heights 14 St Margarets Place Brighton

Enclosure of balcony with aluminium windows and replacement of high level obscured glazing with a solid wall.

Applicant: Pfeiffer Design Ltd

Officer: Andrew Huntley 292321

Approved on 06/05/15 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 Survey Plan	0187-01		02.12.2014
Site Location Plan	0187-04		02.12.2014
Proposed Floor Plan & Elevation	0187-06		15.12.2014
Existing & Proposed Floor Plan	0187-07		15.12.2014

BH2014/04118

St Stephens House 45A Borough Street Brighton

Change of use from office (B1) to residential (C3) to create 4no apartments, incorporating loft conversion to create third floor level and external alterations including new and replacement windows, new entrance door and roof alterations including new rooflights.

Applicant: Mr Joe Knoblauch

Officer: Jason Hawkes 292153

Approved on 28/04/15 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 south entrance door and its frame to the front elevation hereby approved shall be reinstated to its original 1895 design and threshold level to match exactly the surviving north door, including its internal and external joinery details, finish and decorative scroll hinges. The door shall thereafter be maintained as such.

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

3) UNI

The hereby approved windows and doors shall be set in plain reveals with no 'drip mouldings'. The windows and doors shall be retained as such thereafter.

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

4) UNI

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

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

5) 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.

6) UNI

Notwithstanding the submitted drawings, no works shall take place until full details of all new French doors and their reveals, head and threshold details including 1:20 scale elevation drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The doors shall be single glazed inward-opening painted timber doors without trickle vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original windows and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original windows. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policies HE1 & HE6 of the Brighton & Hove Local Plan.

7) UNI

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

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policies HE1 & HE6 of the Brighton & Hove Local Plan.

8) UNI

The development hereby permitted shall not commence 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: This pre-commencement condition is imposed in order to allow the Traffic Regulation Order to be amended in a timely manner prior to first occupation to ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the converted units within the existing buildings hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each converted unit 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.

10) 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.

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	001		8th December 2014
Site Plan	002		9th February 2015
Existing Basement & Ground Floor Plan	100		8th December 2014
Existing First & Second Floor Plan	101		8th December 2014
Existing Roof Plan	102		8th December 2014
Existing Elevations	103		8th December 2014
Existing Sections	104		8th December 2014
Existing North & South Elevations	105		8th December 2014
Proposed Basement & Ground Floor Plans	110		9th February 2015
Proposed First & Second Floor Plan	111		9th February 2015
Proposed Third Floor & Roof Plan	112		9th February 2015
Proposed Elevations	113		9th February 2015
Proposed Sections	114		9th February 2015
Proposed North & South Elevations	115		9th February 2015
Existing Roof Detail	200		8th December 2014
Side and Rear Eaves and Soffits Roof Details	201		8th December 2014
Proposed Roof Details	210		8th December 2014
Installation Details	EACR_WRCS _FK_A		8th December 2014

12) UNI

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

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

BH2014/04120

St Stephens House 45A Borough Street Brighton

Change of use from office (B1) to residential (C3) to create 4no apartments, incorporating internal alterations to layout and loft conversion to create third floor level. External alterations including new and replacement windows, new entrance door and roof alterations including new rooflights.

Applicant: Mr Joe Knoblauch

Officer: Jason Hawkes 292153

Approved on 12/05/15 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 new south entrance door and its frame to the front elevation hereby approved shall be reinstated to its original 1895 design and threshold level to match exactly the surviving north door, including its internal and external joinery details, finish and decorative scroll hinges. The door shall thereafter be maintained as such.

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

3) UNI

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

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

4) UNI

Notwithstanding the submitted drawings, no works shall take place until full details of all new French doors and their reveals, head and threshold details including 1:20 scale elevation drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The doors shall be single glazed inward-opening painted timber doors without trickle vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original windows and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original windows. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

5) UNI

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

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

6) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved

drawings, without the prior consent in writing of the Local Planning Authority.

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

7) UNI

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

- (a) Balustrade to internal gallery.
- (b) External roof insulation to roof crown and pitches (including eaves, fascia and ridge detail).
- (c) Roof ventilation.
- (d) Extract vents and flues.
- (e) Method of fire safety and sound insulation upgrades.
- (f) All new internal doors (including door furniture).
- (g) Treatment and finishes of exposed roof structure and timber members.
- (h) Samples of roof finishes.
- (i) New stair details (including treads, risers and balustrade).
- (j) New/replacement rainwater goods.
- (k) Sample of hardstanding material proposed for courtyard.

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

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

8) UNI

The hereby approved windows and doors shall be set in plain reveals with no 'drip mouldings'. The windows and doors shall be retained as such thereafter.

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

BH2014/04180

14 Ship Street Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6 and 7 of application BH2013/02843.

Applicant: Saied Zargham

Officer: Liz Arnold 291709

Approved on 01/05/15 DELEGATED

BH2014/04289

5 Clifton Hill Brighton

Replacement of 2no aerial masts with 1no aerial mast.

Applicant: Brighton & Hove Streamline Ltd

Officer: Jason Hawkes 292153

Refused on 24/04/15 DELEGATED

1) UNI

The proposed mast would appear an alien and unduly prominent addition to the building and would significantly detract from the character and appearance of the building, standing out in the street scene as an incongruous and unsightly addition to the building and wider surrounding area. The proposal would fail to preserve or enhance the character or appearance of the Montpelier & Clifton Hill Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD23, QD24 and HE6 of the Brighton & Hove Local Plan.

BH2014/04349

14 Ship Street Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6 and 7 of application BH2013/02844.

Applicant: Saied Zargham

Officer: Liz Arnold 291709

Split Decision on 01/05/15 DELEGATED

1) UNI

The details pursuant to condition 4 of approved Listed Building Consent Application BH2013/02844 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 5, 6 and 7 of approved Listed Building Consent Application BH2013/02844 are NOT APPROVED for the reason(s) set out below:

1. The applicant has failed to provide an adequate schedule of the proposed restoration works to the interior of the building, in accordance with condition 5 of Listed Building Consent application BH2013/02844.

2) UNI2

2. The applicant has failed to provide sufficient details of the proposed fire protection works, in accordance with condition 6 of Listed Building Consent application BH2013/02844.

3) UNI3

3. The applicant has failed to provide details of the design and method of opening of the proposed secondary glazing, in accordance with condition 7 of Listed Building Consent application BH2013/02844.

BH2015/00309

52 East Street Brighton

Display of internally illuminated projecting sign and externally illuminated fascia and window signs.

Applicant: Hugo Boss UK Ltd

Officer: Astrid Fisher 292337

Split Decision on 01/05/15 DELEGATED

1) BH10.01

Advertisement consent for the internally illuminated fascia and projecting sign to the shopfront subject to the Conditions and Informatives set out below:

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

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

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

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

3) BH10.03

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

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

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.

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.

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.

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

7) UNI

The illumination of the advertisement shall be non-intermittent and shall be limited to the lettering only.

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

1) UNI

Advertisement consent for the internally illuminated fascia and projecting sign to the shopfront subject to Conditions and Informatives set out below.

The first floor signs by reason of their siting and illumination would represent incongruous additions to the building which would harm the established character and appearance of the building and wider surrounding Old Town Conservation

Area. The first floor signs would result in significant harm to visual amenity and are contrary to Local Plan policy HE9 and guidance within Supplementary Planning Document 07, Advertisements.

BH2015/00311

52 East Street Brighton

Installation of new shop front.

Applicant: Hugo Boss UK Ltd

Officer: Mark Thomas 292336

Refused on 27/04/15 DELEGATED

1) UNI

The alterations to the first floor windows by virtue of the inappropriate glazing pattern and the utilisation of unduly prominent window vinyls would have a significantly detrimental impact on the character and appearance of the recipient property and the wider Conservation Area. As such, the proposals would be contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2015/00338

5 Norfolk Terrace Brighton

Certificate of lawfulness for proposed change of use from 9 bedroom house in multiple occupation (Sui Generis) and 3no self contained flats (C3) to 10no self contained flats.

Applicant: Mr M Blencowe

Officer: Adrian Smith 290478

Approved on 01/05/15 DELEGATED

BH2015/00425

137 Western Road Brighton

Display of internally illuminated fascia and hanging signs.

Applicant: Yorkshire Building Society

Officer: Haydon Richardson 292322

Approved on 23/04/15 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.

BH2015/00487

Crown House 21 Upper North Street Brighton

Application for approval of details reserved by conditions 4, 5 and 6 of application BH2014/02786.

Applicant: Atos IT Services UK Limited

Officer: Paul Earp 292454

Approved on 23/04/15 DELEGATED

BH2015/00514

135 Western Road Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2013/02437.

Applicant: Mr Jake Kempston

Officer: Mark Thomas 292336

Approved on 28/04/15 DELEGATED

BH2015/00552

79 - 81 West Street Brighton

Replacement of existing timber windows with timber bi-fold windows to front elevation, replacement gates to side elevation and erection of pergola with retractable awning and associated external alterations to rear.

Applicant: Play Design Consultants Ltd

Officer: Mark Thomas 292336

Approved on 30/04/15 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	-	-	19th February 2015
Existing floor plans	01	Rev. A	5th March 2015
Proposed floor plans	02	Rev. D	5th March 2015
Proposed layout plan	03	Rev. C	5th March 2015
Proposed elevations	04	-	5th March 2015
Existing elevations	21	-	5th March 2015
Existing elevations	22	-	5th March 2015

BH2015/00589

37 West Street Brighton

Display of non illuminated awning.

Applicant: Tortilla Mexican Grill Ltd

Officer: Sue Dubberley 293817

Approved on 11/05/15 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.

BH2015/00723

14 Castle Street Brighton

Creation of additional floor incorporating installation of windows to front and rear and insertion of 3no rooflights.

Applicant: Mr Sarang Pandit

Officer: Mark Thomas 292336

Refused on 27/04/15 DELEGATED

1) UNI

By virtue of its additional bulk and height, the proposed development would result in a significant loss of outlook for the residents of the property to the rear, no. 8 Stone Street, leading to a heightened sense of enclosure. Additionally the proposed rear fenestration, by reason of its proximity, would provide for an uncomfortable perception of overlooking towards the rear window of 8 Stone Street. The proposal would therefore have a significant impact on the amenity of neighbouring residents, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and SPD12: Design guide for extensions and alterations.

BH2015/00741

2 Davigdor Road Hove

Certificate of lawfulness for proposed erection of a single storey rear extension and pitched roof side dormer.

Applicant: Mr Sean Leslie

Officer: Luke Austin 294495

Approved on 06/05/15 DELEGATED

BH2015/00843

35 Ship Street Brighton

Replacement of domed rooflight with double glazed gable end timber clad rooflight.

Applicant: Steamer Trading Cookshop

Officer: Astrid Fisher 292337

Approved on 13/05/15 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 and Block Plan	9948/01		10th March 2015
Drawing of Rooflight Replacement			10th March 2015
Section of Rooflight Replacement			10th March 2015

BH2015/00848

Steine House 55 Old Steine Brighton

Removal of metal stud room dividers and suspended ceilings in ground floor kitchen and dining room and other associated works.

Applicant: Brighton YMCA

Officer: Liz Arnold 291709

Approved on 05/05/15 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

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.

ST. PETER'S & NORTH LAINE

BH2012/00149

The Open Market Marshalls Row & Francis Street Brighton

Application for Approval of Details Reserved by Condition 24 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group & The Brighton Open Market CIC

Officer: Maria Seale 292175

Approved on 28/04/15 DELEGATED

BH2014/02343

33 Sydney Street Brighton

Display of internally illuminated ATM surround.

Applicant: Notemachine

Officer: Robert Hermitage 290480

Refused on 24/04/15 DELEGATED

1) UNI

The proposed illuminated ATM surround would appear incongruous in this setting, significantly detracting from the character and appearance of the recipient property and the wider conservation area, contrary to policies QD12 and HE9 of

the Brighton & Hove Local Plan.

BH2014/02344

33 Sydney Street Brighton

Installation of ATM to shopfront.

Applicant: Notemachine

Officer: Robert Hermitage 290480

Refused on 24/04/15 DELEGATED

1) UNI

Policy QD10 of the Brighton and Hove Local Plan states that alterations to existing shopfronts provided that the alterations respect the style, proportions, detailing, colour, and materials of the parent building and surrounding shopfronts/buildings. In respect of conservation areas, policies QD10 and HE6 state that development will be required to preserve or enhance the special appearance or character of the area. The proposed ATM within the relatively small shopfront represents an overly dominant addition which would harm the character and appearance of the building and the surrounding conservation area; contrary to the above policies.

BH2014/03582

75 London Road Brighton

Installation of external fire escape at first floor level to rear of building incorporating replacement of existing first floor window with a timber door.

Applicant: Indigo Pub Company

Officer: Guy Everest 293334

Approved on 29/04/15 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 first floor window and doors shall be timber and shall be painted to match the colour of existing windows to the building. The window and doors 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 policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved first floor window and doors shall be timber and shall be painted to match the colour of existing windows to the building. The window and doors 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 policy QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
First Floor Plan Existing	A-02	-	23rd October 2014

Ground Floor Plan Existing	A-03	-	23rd October 2014
Elevations Existing	A-04	-	23rd October 2014
Location Plan	A-06	-	23rd October 2014
Ground Floor Plan	D-01	B	23rd October 2014
Proposed First Floor Plan	D-01	-	23rd October 2014
Proposed Elevations	D-03	-	23rd October 2014

5) UNI

The hereby approved fire escape shall be painted or finished a colour to match the existing building 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 policy QD14 of the Brighton & Hove Local Plan.

BH2014/03939

53 Kemp Street Brighton

Conversion of existing external basement lightwell into internal space. Installation of new window and street level floor glazing to front basement.

Applicant: Mr Matt Curzon

Officer: Guy Everest 293334

Approved on 06/05/15 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, Existing Elevations & Floor Plans	282KS53/01	/	28/11/2014
Existing & Proposed Elevations & Floor Plans	282KS53/01	/	28/11/2014

BH2014/04364

24 Foundry Street Brighton

Installation of solar panels to front and rear roof slopes.

Applicant: Mrs Elizabeth MacDonald

Officer: Luke Austin 294495

Approved on 06/05/15 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 solar PV equipment shall be removed as soon as reasonably practicable when no longer needed.

Reason: To preserve the character and appearance of the building and North Laine Conservation Area 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	-	-	02/02/2015
Block Plan	-	-	29/12/2015
Existing & Proposed Elevations	13-14-100	A	25/03/2015

BH2015/00039

56 London Road Brighton

Application for variation of condition 1 of application BH2013/03117 allowed on appeal to permit permanent use of the premises between the hours of 08.00 and 04.00 daily with counter sales to cease at 01.00.

Applicant: Dominos

Officer: Liz Arnold 291709

Approved on 08/05/15 DELEGATED

1) UNI

The premises shall not be in use except between the hours of 08.00 and 04.00 Monday to Sunday. The premises shall not be open for walk-in counter sales between the hours of 01.00 and 04.00 Monday to Sunday.

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

2) UNI

Electric delivery vehicle shall be the only form of motor vehicle used for such purposes between the hours of 01.00 and 04.00 Monday to Sunday.

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

3) UNI

This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location Plan	-	-	8th January 2015

4) UNI

Noise associated with plant and machinery (specifically, the installed air conditioning units, the fresh air intake and the extract system) 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.

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

5) UNI

The ventilation system detailed in the ventilation and extraction system specification documents received on the 21st of December 2010 in relation to

application ref. BH2010/02854 shall be operational and shall be maintained in accordance with the specification for the duration of the approved use.

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.

BH2015/00193

Site J New England Quarter Brighton

Application for Approval of Details Reserved by Condition 37 of application BH2010/03999.

Applicant: The Hyde Group

Officer: Maria Seale 292175

Approved on 30/04/15 DELEGATED

BH2015/00219

6 St Peters Place Brighton

Infilling of existing rear courtyard area to form habitable accommodation. (Retrospective)

Applicant: Mrs Maja Myall

Officer: Joanne Doyle 292198

Refused on 12/05/15 DELEGATED

1) UNI

The infilling of the existing rear courtyard to form habitable accommodation has a significant adverse impact on the historic proportions, plan form and character of the Listed Building. The works are thereby contrary to policy HE1 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 11 on Listed Building Interiors.

BH2015/00220

6 St Peters Place Brighton

Infilling of existing rear courtyard area to form habitable accommodation. (Retrospective)

Applicant: Mrs Maja Myall

Officer: Joanne Doyle 292198

Refused on 12/05/15 DELEGATED

1) UNI

The infilling of the existing rear courtyard to form habitable accommodation has a significant adverse impact on the historic proportions, plan form and character of the Listed Building. The works are thereby contrary to policy HE1 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 11 on Listed Building Interiors.

BH2015/00351

27 New England Street Brighton

Application for variation of condition 14 of application BH2001/01811/OA to read: The commercial premises within Blocks A, B, C1, C2, D, E, F and G1, except for the supermarket at 27 New England Street, shall not be open or in use except between the hours of 07:00 and 21:00 hours of Mondays to Fridays and between 08:00 and 21:00 on Saturdays and between 09:00 and 19:00 hours on Sundays or Bank Holidays. The supermarket at 27 New England Street shall not be open to the public except between the hours of 07:00 and 21:00 hours of Mondays to Fridays and between 08:00 and 21:00 on Saturdays and between 09:00 and 19:00 hours on Sundays or Bank Holidays.

Applicant: Sainsbury's Supermarkets Ltd

Officer: Kathryn Boggiano 292138

Refused on 12/05/15 DELEGATED

1) UNI

The use of the store by staff, outside of the hours permitted by condition 14 of BH2001/01811/OA, is likely to result in noise levels in the flats above (including 24 and 25 Sheffield Court) which would exceed the thresholds within BS8233:2014 and within the World Health Organisation's guidelines for night-time noise. Therefore, it is considered that the proposal would cause noise disturbance which is likely to be of detriment to living conditions in the flats above and which would cause harm to the amenity and health of the residents. Therefore the proposal is considered to be contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2015/00364

10 Kensington Place Brighton

Replacement of existing timber windows and door with new timber double glazed timber windows and timber door.

Applicant: Mr N Gillard

Officer: Astrid Fisher 292337

Approved on 23/04/15 DELEGATED

1) UNI

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

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

2) UNI

The external finish of the infilled section at first floor level to the rear elevation shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Location Plan	6272/01		4th February 2015
Existing Elevations	6272/02	A	9th February 2015
Proposed Elevations	6272/03	B 02	9th February 2015
Door	6272/06	B	4th February 2015
Windows 1, 3, 4 & 6 2 & 5 8	6272/04		4th February 2015
Window 7	6272/05		4th February 2015
Design & Access Statement			4th February 2015

BH2015/00401

55 Gardner Street Brighton

Installation of new shop front incorporating new entrance door.

Applicant: Gardner Retail Limited

Officer: Wayne Nee 292132

Refused on 07/05/15 DELEGATED

1) UNI

The proposed development, by virtue of the introduction of two entrance doors within the narrow shop façade, would result in an excessively cluttered appearance with unduly small shop windows and disruption to the overall proportions of the shopfront, detracting from the character and appearance of the existing building and surrounding North Laine Conservation Area contrary to policies QD5, QD10 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document on Shop Front Design (SPD02).

BH2015/00423

103A Roundhill Crescent Brighton

Replacement of existing front door.

Applicant: Bradford Property Trust Limited

Officer: Luke Austin 294495

Approved on 29/04/15 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 and to comply with policy HE1 of the Brighton and Hove Local Plan.

BH2015/00432

Premier House 11-12 Marlborough Place Brighton

Application for approval of details reserved by conditions 2ii and 4 of application BH2014/01640.

Applicant: Kilbraken Properties (Brighton) Limited

Officer: Christopher Wright 292097

Approved on 06/05/15 DELEGATED

BH2015/00475

Chapel Royal 164 North Street Brighton

Application for approval of details reserved by conditions 3, 4, 5, 6 and 7 of application BH2014/03069.

Applicant: Mrs Jo & Mr Marcus Thompson

Officer: Liz Arnold 291709

Split Decision on 06/05/15 DELEGATED

1) UNI

The details pursuant to conditions 4, 5, 6 and 7 of approved application BH2014/03069 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 3 of approved application BH2014/03069 are NOT APPROVED for the reason(s) set out below.

1. Condition 3 cannot be discharged until a sample panel of brickwork has been constructed on site for consideration.

BH2015/00524

36 Kensington Place Brighton

Replacement of existing metal windows with timber windows to front and rear elevations.

Applicant: Mr Sam Milford

Officer: Joanne Doyle 292198

Approved on 30/04/15 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 hereby approved window frames shall be painted white 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.

BH2015/00539

164 Upper Lewes Road Brighton

Erection of rear extension at first floor level.

Applicant: Mr & Mrs Roberts

Officer: Chris Swain 292178

Refused on 06/05/15 DELEGATED

1) UNI

The proposed extension by reason of design, form, siting and detailing would relate poorly to the original built form of the property and would detract significantly from the character and appearance of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2015/00605

64 Stanley Road Brighton

Erection of single storey side and rear extensions.

Applicant: Ms Liz Showler

Officer: Allison Palmer 290493

Approved on 29/04/15 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 window in the eastern side elevation of the rear extension hereby permitted shall be obscure glazed and, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the

window is installed, non-opening. The window shall be thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposals	511(PL)1		23/02/2015

BH2015/00671

139-140 London Road Brighton

Display of internally illuminated fascia signs and projecting sign.

Applicant: McDonalds Restaurants Ltd

Officer: Haydon Richardson 292322

Approved on 23/04/15 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.

BH2015/00672

139-140 London Road Brighton

Alterations to shop front including removal of ATM machine and installation of new glazing, installation of sliding entrance door to replace existing, new digital information screen, new cladding to walls and associated works.

Applicant: McDonalds Restaurants Ltd

Officer: Haydon Richardson 292322

Approved on 23/04/15 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	0912-0179-01	A	26/2/15
Block Plan	0912-0179-02	A	26/2/15
Proposed shop front elevations	0912-0179-05	A	26/2/15
Existing and proposed internal layouts	0912-0179-06	A	26/2/15
Existing and proposed advertisement elevations	0912-0179-09	A	26/2/15
McDonalds, Tv Stand and Frame	42445	B	26/2/15
McDonalds, Tv Stand and Frame Brackets	42445	B	26/2/15
Proposed illuminated Logo	-	-	26/2/15
Proposed Projecting Box sign	-	-	26/2/15
Proposed Fascia signage	-	-	26/2/15

BH2015/00760

89 London Road Brighton

Application for Approval of Details Reserved by Condition 10 of application

BH2014/01735.

Applicant: Ebury Estates
Officer: Andrew Huntley 292321
Refused on 29/04/15 DELEGATED

BH2015/00892

56 Gardner Street Brighton

Display of non-illuminated fascia sign.

Applicant: Kooks
Officer: Astrid Fisher 292337
Approved on 08/05/15 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.

BH2015/01068

94-103 London Road and 6-11 & 12 Baker Street Brighton

Application for Approval of Details Reserved by Condition 45 of application BH2014/01127.

Applicant: The Gym Ltd

Officer: Kathryn Boggiano 292138

Approved on 12/05/15 DELEGATED

WITHDEAN

BH2014/03755

Land Rear of Regency Court Withdean Rise Brighton

Erection of 9no single garages.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 29/04/15 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
Site & Location Plans	A411/01	B	7th November 2014
Site Plan	A411/02	A	7th November 2014
Proposed Elevations	A411/03		7th November 2014
Proposed Elevations	A411/04		7th November 2014
Proposed Elevation & Section	A411/05	A	7th November 2014
Existing Site Plan	A411/07		7th November 2014
Existing Site Plan	A411/07		7th November 2014
Landscape Plan	A411/20	A	7th November 2014

3) UNI

The garages hereby permitted shall be used only for parking of private vehicles or for purposes incidental to the enjoyment of a residential dwelling or flat and for no business or industrial use whatsoever.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

4) UNI

Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. 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.

The landscaping scheme shall include 5 trees to replace the 5 self-seeded Elms to be removed. All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. 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 first 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.

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

5) UNI

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

Reason: This pre-commencement condition has been 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.

6) UNI

No development shall commence until an Arboricultural Method Statement regarding the protection of the large Sycamore tree and other trees on the railway embankment has been submitted to, and approved in writing by, the Local Planning Authority. The statement shall be in accordance with BS 5837 (2005) Trees in relation to Construction and will include protection of roots. The development shall be carried out in strict accordance with the agreed details.

Reason: This pre-commencement condition is imposed because it is necessary to protect and prevent damage to the trees which are to be retained on the adjoining site, in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

7) UNI

The external finishes of the garages hereby permitted shall be finished in matching materials to the existing garages.

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

BH2014/04362

Dorothy Stringer School Loder Road Brighton

Application for Approval of Details Reserved by Conditions 6, 7, 9, 10 and 13 of application BH2014/00697

Applicant: Dorothy Stringer School

Officer: Jason Hawkes 292153

Approved on 29/04/15 DELEGATED

BH2015/00198

81 Preston Drove Brighton

Conversion of House in Multiple Occupation (sui generis) to form 1no one bedroom flat and 1no three bedroom maisonette (C3) with associated alterations.

Applicant: Ramya Perera

Officer: Adrian Smith 290478

Refused on 11/05/15 DELEGATED

1) UNI

Contrary to the information submitted with the application, the site currently comprises a seven bedroom House in Multiple Occupation. In the absence of information to demonstrate otherwise, the loss of the seven bedroom House In Multiple Occupation would result in the loss of HMO accommodation contrary to policy HO14 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted to assess the impact of the proposed external alterations on the appearance of the building and Preston Park Conservation Area owing to significant inaccuracies in the submitted plans. The proposal therefore fails to demonstrate that it would not have an adverse impact on the character and appearance of the building and Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2015/00433

158 Tivoli Crescent North Brighton

Erection of first floor rear extension over existing flat roof.

Applicant: Mr & Mrs Sadeghi

Officer: Jonathan Puplett 292525

Approved on 11/05/15 DELEGATED

1) UNI

The development hereby permitted shall begin not later than three years from the date of this decision.

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 following approved plans: Block Plan, drawing nos. 14.10.2 14.10.20.004 and 14.10.20.005 received on the 10th of February 2015.

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

3) UNI

Before the first occupation of the extension hereby permitted, the proposed new windows in the flank wall facing no.160 Tivoli Crescent North shall be fitted with obscured glass and shall be permanently retained in that condition.

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in 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.

5) UNI

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in 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.

BH2015/00468

37 Millers Road Brighton

Replacement of existing timber framed windows to rear, including two second storey side windows, with new UPVC units.

Applicant: Deanway Properties

Officer: Luke Austin 294495

Approved on 28/04/15 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	15528-Loc	-	12/02/2015
Product Specification	-	-	12/02/2015
Proposed Window Elevations	15528-01	A	19/02/2015
Product Survey	-	-	12/02/2015
Photograph showing window no.24			16/04/2015

BH2015/00600

81 Valley Drive Brighton

Roof alterations including hip to barn end roof extensions, raising of ridge height, dormers to front and rear and rooflight to rear. Demolition of existing side extension, erection of single storey rear extension, new entrance steps and associated works.

Applicant: Roger Turner-Smith

Officer: Joanne Doyle 292198

Refused on 27/04/15 DELEGATED

1) UNI

The front and rear dormer windows, by virtue of their size, represent unduly bulky additions which would dominate the front and rear roofslopes. The proposal would cause significant harm to the character and appearance of the property and the wider street scene and would be contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12, Design Guide

for Extensions and Alterations.

BH2015/00792

36 North Road Preston Brighton

Application for Approval of Details Reserved by Conditions 4 & 5 of application BH2014/01867.

Applicant: Bruce Piper

Officer: Haydon Richardson 292322

Approved on 30/04/15 DELEGATED

BH2015/00904

94 Eldred Avenue Brighton

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

Applicant: Mr Tim Davis

Officer: Luke Austin 294495

Approved on 08/05/15 DELEGATED

BH2015/00941

122 Valley 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 6m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 3m.

Applicant: Linda Fitzpatrick

Officer: Luke Austin 294495

Prior Approval is required and is refused on 27/04/15 DELEGATED

BH2015/01099

61 Eldred Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.4m.

Applicant: Ross & Sian Colburn

Officer: Haydon Richardson 292322

Prior approval not required on 08/05/15 DELEGATED

EAST BRIGHTON

BH2014/03122

2 Rock Street Brighton

Conversion of existing store to rear at ground and lower ground floor levels to form 1no one bed flat.

Applicant: Sandon Homes

Officer: Andrew Huntley 292321

Refused on 23/04/15 DELEGATED

1) UNI

The proposed residential unit would not provide an acceptable standard of accommodation. The limited outlook from the residential unit would be poor and oppressive due to the high level of enclosure in very close proximity to all of the

windows and doors. As such, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/03954

Ground Floor Flat 23 College Gardens Brighton

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

Applicant: Ms Sally Garbett

Officer: Chris Swain 292178

Approved on 23/04/15 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 windows hereby approved shall be painted timber vertical sliding sashes with no 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 and block plan	-	-	24 November 2014
Proposed elevations, plan and sectional drawing A-A	-	-	24 November 2014
Proposed elevations, plan and sectional drawings B-B	-	-	14 April 2015

BH2014/04200

Sheepcote Waste Site Sheepcote Valley Brighton

Excavation works and alterations to land levels, alterations to vehicular access and additional hardstanding areas to facilitate creation of revised and extended site layout.

Applicant: Veolia ES South Downs Ltd

Officer: Adrian Smith 290478

Approved on 11/05/15 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 landscaping scheme detailed on drawing no. LMP-001 received on 12/12/2014 shall be carried out in full during the first planting and seeding season following the commencement of development and shall be retained as such thereafter. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with

others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

3) UNI

Prior to completion of the development hereby permitted, details of disabled car parking provision for the staff of, and visitors to, the development shall 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 completion of the development 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.

4) UNI

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

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

5) UNI

No infiltration of surface water drainage into the ground from areas of potentially contaminative activities 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 no discharges of contaminated surface water occur that may cause pollution to the underlying principal aquifer, to comply with policy SU3 of the Brighton & Hove Local Plan.

6) UNI

Prior to completion of the development hereby permitted, details of secure cycle parking facilities for the staff 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 completion 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.

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 layout	100_003	-	12/12/2014
Existing topographical survey	5423/01	C	28/01/2015

Proposed topographical survey	5423/02	H	28/01/2015
Site layout cross sections proposed	5423/03	B	28/01/2015
Site layout cross sections existing	5423/04	A	30/01/2015
Proposed site layout	200_001	-	12/12/2014
Proposed site location plan	200_002	-	12/12/2014
Landscape masterplan	LMP-001	-	12/12/2014

8) UNI

The development hereby permitted shall be carried out in full accordance with the measures set out in the Preliminary Ecological Appraisal report (Phase 1 Habitat Survey) received on 12 December 2014.

Reason: To protect the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policies QD17 7 QD18 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

BH2015/00499

1 Selmeston Place Brighton

Certificate of lawfulness for existing single storey rear extension.

Applicant: Mr Joe Golding

Officer: Chris Swain 292178

Approved on 12/05/15 DELEGATED

BH2015/00584

22 Chichester Place Brighton

Replacement of existing timber windows and doors with UPVC windows and doors and relocation of front door.

Applicant: Mr Duncan Campbell

Officer: Luke Austin 294495

Approved on 01/05/15 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	-	-	23/02/15
Block Plan	-	-	23/02/15

Existing and Proposed Ground Floor Plan	A131-51-A	-	06/03/15
Existing and Proposed East and West Elevations	A131-50-A	-	06/03/15
Window Schedule	A131-52	-	23/02/15
Proposed Rear Doors Elevation	-	-	23/02/15
Product Survey	-	-	23/02/15

BH2015/00640

Flat 5 7 Chichester Terrace Brighton

Internal alterations to layout of flat. Alterations to front elevation including replacement of privacy screen on terrace and fenestration alterations.

Applicant: Sir Anthony Seldon

Officer: Luke Austin 294495

Approved on 30/04/15 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 full details of all new windows, doors and screens 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 three openings should all be of matching dimensions. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

BH2015/00641

Flat 5 7 Chichester Terrace Brighton

Alterations to front elevation including replacement of privacy screen on terrace and fenestration alterations.

Applicant: Sir Anthony Seldon

Officer: Luke Austin 294495

Approved on 12/05/15 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, doors and screens 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 three openings should all be of matching dimensions. The frames should be as thin as possible. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: As this matter is fundamental to the acceptable delivery of the

permission 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	14870/001	-	24/02/2015
Elevations Existing	14870/011	-	24/02/2015
Internal Room Elevations Existing	14870/012	-	24/02/2015
Floor Plans and Sections Existing	14870/010	-	24/02/2015
Proposed South Elevation and Proposed Internal Room Elevations	14870/021	-	24/02/2015
Floor Plan and Sections Proposed	14870/020	-	24/02/2015

HANOVER & ELM GROVE

BH2013/04047

243 Hartington Road Brighton

Application for variation of condition 2 of application BH2012/00173 (Demolition of existing workshop and erection of a new 3no bed two storey dwelling house incorporating accommodation at lower ground floor and roof space and outbuilding to rear to be used as ancillary office) to allow for minor material amendments.

Applicant: Mr M Knight

Officer: Wayne Nee 292132

Finally Disposed of on 30/04/15 DELEGATED

BH2013/04292

43-45 Bonchurch Road Brighton

Demolition of existing building and erection of 6 flats with refuse and cycle storage. (amended description)

Applicant: Mr Peter Shooter

Officer: Paul Earp 292454

Approved after Section 106 signed on 08/05/15 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

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover to Bonchurch Road shall be reinstated back to a footway by raising the 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.

3) 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.

4) UNI

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received 17 December 2013. Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

5) UNI

The new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter. Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code Level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

8) UNI

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

- a) a scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with, reviewed and recorded (including details of any considerate contractor or similar scheme.)
- b) a scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic, and deliveries to and from the site.
- c) details of hours of construction including all associated vehicular movements.
- d) details of the construction compound.
- e) a plan showing construction traffic routes.

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

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

9) UNI

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.

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

10) UNI

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

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

11) UNI

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.

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

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

12) 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.

13) 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.

14) 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.

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site and block plan	001		10 February 2014
Proposed location plan	002	C	6 November 2014
Existing basement plan	100		20 December 2013
Existing ground floor	101		17 December 2013
Existing first floor plan	102		17 December 2013
Existing front elevation	103		20 December 2013
Existing rear elevation	104		17 December 2013
Existing side elevation	105		17 December 2013
Proposed basement plan	200	H	6 November 2014
Proposed ground floor plan	201	F	20 October 2014
Proposed first floor plan	202	E	20 October 2014
Proposed second floor	203	G	18 October 2014
Proposed roof plan	204		9 June 2014
Proposed front elevation	205	H	6 November 2014
Proposed rear elevation	206		9 June 2014
Proposed side elevation - north	207	G	20 October 2014
Proposed side elevation - south	208	G	20 October 2014
Proposed north side elevation with existing overlay	209		18 October 2014
Building survey report	Bowden Property Ltd		11 January 2015

BH2014/02710

9 Down Terrace Brighton

Erection of single storey rear extension, rear dormer and 2no front rooflights.
(Amended Plans)

Applicant: Abdul Khalik

Officer: Helen Hobbs 293335

Approved on 28/04/15 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			12th August 2014
Proposed floor plans and elevations	Brg9DT002	C	27th February 2015
Existing floor plans and elevations	Brg9DT001		12th August 2014

BH2014/04044

2 Hanover Crescent Brighton

Erection of single storey rear extension at ground floor level and rear extension at first floor level, creation of glazed roof to courtyard at lower ground floor level, internal alterations to layout and other associated alterations.

Applicant: Mr Philip Ryan

Officer: Christopher Wright 292097

Approved on 08/05/15 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 works shall take place until full details of the new sash windows and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

3) UNI

The existing brick paviers forming the surface materials and finish to the small open courtyard at basement level shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

4) UNI

The external finishes of the ground floor level rear extension 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.

BH2014/04045

2 Hanover Crescent Brighton

Erection of single storey rear extension at ground floor and first floor rear extension, creation of glazed roof to courtyard at lower ground floor and other associated alterations.

Applicant: Mr Philip Ryan

Officer: Christopher Wright 292097

Approved on 08/05/15 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 ground floor level rear extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing	A.001		1 Dec 2014
As Proposed	D.001		14 Apr 2015

BH2015/00350

93 Bentham Road Brighton

Erection of a first floor rear extension. Hip to gable roof extension incorporating creation of rear dormer and installation of rooflights, revised fenestration and associated works.

Applicant: Mrs Hannah Witt
Officer: Joanne Doyle 292198

Refused on 28/04/15 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its size and design would create a cramped top heavy appearance to the rear roofslope and would represent an unsightly and bulky addition to the existing building. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2015/00454

47 Elm Grove Brighton

Replacement of existing windows and installation of additional UPVC double glazed windows above front door.

Applicant: Gayle Macpherson
Officer: Mark Thomas 292336

Approved on 07/05/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	1562/1858	-	10th February 2015
Proposed plans, elevations and location plan	1562/1859A	-	24th April 2015
Annotated photographs	-	-	10th February 2015

BH2015/00588

11 Hanover Street Brighton

Excavation at basement level to form habitable living space with external access stairs, insertion of door and window to front and creation of lightwell to rear.

Applicant: Mrs Anne Dawson
Officer: Jonathan Puplett 292525

Refused on 12/05/15 DELEGATED

1) UNI

The submitted drawings include inconsistencies in the proposed dimensions and no details have been provided of new windows and a door, including the window cills / door surround, and a safety railing which would be required to the proposed front lightwell and steps. In the absence of detailed and accurate information it has not been demonstrated that the development would preserve or enhance the appearance of the building and the Valley Gardens Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2015/00622

30 Hanover Terrace Brighton

Certificate of lawfulness for proposed 3no. rear rooflights.

Applicant: Mr George Birtwell

Officer: Luke Austin 294495

Approved on 30/04/15 DELEGATED

BH2015/00625

47 Islingword Road Brighton

Erection of first floor extension to North East elevation.

Applicant: Mr George Birtwell

Officer: Haydon Richardson 292322

Refused on 01/05/15 DELEGATED

1) UNI

The development, by reason of its flat roof and prominent siting on the corner of both Islingword and Cobden Road, would create a poor contrast with the existing building and would appear an unsightly and unsympathetic addition which would harm the visual amenities of the wider surrounding area. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2015/00831

86 Elm Grove Brighton

Prior approval for change of use from retail (A1) to residential (C3) to form 1no self contained flat.

Applicant: Mrs Jane Taheri-Kadkhoda

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 11/05/15 DELEGATED

HOLLINGDEAN & STANMER

BH2015/00535

2 Dudley Road Brighton

Application for Approval of Details Reserved by Conditions 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of application BH2014/00630.

Applicant: Griston Lahaise Cross LLP

Officer: Andrew Huntley 292321

Split Decision on 12/05/15 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 14, 15 and 17 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 9, 10, 11, 12, 13, 16, 18 and 19 are NOT APPROVED.

2) UNI2

Condition 9 is not discharged as details of existing ground levels have not submitted; it is not therefore possible to make an accurate assessment as to the impact of the proposal on neighbouring amenity. Therefore, the proposal is contrary to policy QD27 of the Brighton and Hove Local Plan.

3) UNI3

Condition 10 is not discharged as no sample and details of the metal roof to plot one (1) has been submitted. As such, no assessment can be made as to its acceptability. Therefore, the submission is contrary to policy QD1 of the Brighton

and Hove Local Plan.

4) UNI4

Condition 11 is not discharged as, while details of the windows and doors have been submitted, the proposed reveals are too shallow and would fail to break up and add visual interest to the elevations. Poor detailing and / or materials would seriously compromise the aesthetic quality of the development. Therefore, the submission is contrary to policy QD1 of the Brighton and Hove Local Plan.

5) UNI5

Condition 12 is not discharged as, while limited details of the proposed rainwater goods have been provided, a upvc hopper head has been submitted. The use of PVC rainwater goods would compromise the aesthetic quality of the development. Therefore, the submission is contrary to policy QD1 of the Brighton and Hove Local Plan.

6) UNI6

Condition 13 is not discharged as the proposed landscaping scheme fails to incorporate the ecological enhancements set out in the submitted Ecology Report dated February 2011. Therefore, the submission is contrary to policy QD1 and QD15 of the Brighton and Hove Local Plan.

7) UNI7

Condition 16 is not discharged as the recommendations within the submitted ecology documents are not reflected in the submitted landscaping proposals and there is no commitment to undertake the enhancement works. Therefore, the submission is not in accordance with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

8) UNI8

Condition 18 is not discharged as the cycle parking stands would be sited too close to the perimeter walls of the enclosure (less than 200mm). As such, the proposed cycle stands would not be convenient for future users and contrary to policy TR14 of the Brighton & Hove Local Plan.

9) UNI9

Condition 19 is not discharged as details of the construction of the green roof, to include a cross-section, construction method statement, and maintenance and irrigation programme has not been provided. As such the submission has not shown that the development contributes to ecological enhancement on the site and is contrary to policy QD17 of the Brighton & Hove Local Plan.

BH2015/00943

11 Twyford 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 6m, for which the maximum height would be 3.08m, and for which the height of the eaves would be 3m.

Applicant: Sarah Plater

Officer: Astrid Fisher 292337

Prior Approval is required and is refused on 27/04/15 DELEGATED

BH2015/01098

35 Hollingbury Park 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 3.72m, for which the maximum height would be 3.40m, and for which the height of the eaves would be 3m.

Applicant: Mr & Mrs Thompson

Officer: Astrid Fisher 292337
Prior Approval is required and is refused on 05/05/15 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2015/00099

15 Auckland Drive Brighton

Change of use from a 5 bedroom small House in Multiple Occupation (C4) to a 7 bedroom House in Multiple Occupation (Sui Generis) with erection of single storey rear extension and hip to gable roof extension with front rooflights and rear dormer.

Applicant: Mr Neil Johnston
Officer: Andrew Huntley 292321

Refused on 05/05/15 DELEGATED

1) UNI

The proposed change of use to provide seven bedrooms as a Sui Generis House in Multiple Occupation would provide an attic bedroom with limited head height and therefore limited useable space and would not provide adequate communal living space. Therefore it is considered that the proposal would result in a cramped form of accommodation which would fail to provide an acceptable standard of accommodation. Therefore the proposal would be detrimental to the residential amenity of future occupiers and is contrary to policy QD27 of the Brighton and Hove Local Plan.

2) UNI2

The proposed hip to gable roof extension and the scale of the rear dormer, would result in roof additions which would appear incongruous and would unbalance the appearance of the pair of semi-detached properties. As such the proposal would be detrimental to the character and appearance of the existing building and the surrounding area. The development is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

3) UNI3

The proposed rear/side extension, by virtue of its design, size and bulk would result in an overly large and awkward addition to the property, which is unsympathetic to the design of the existing dwelling. As such the extension would appear as an incongruous addition and would be of detriment to the character and appearance of the existing building and the surrounding area. The development is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

BH2015/00823

26 Bevendean Crescent Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and side rooflight. Removal of existing conservatory and erection of single storey side and two storey rear extension.

Applicant: Mr Oliver Dorman
Officer: Luke Austin 294495

Approved on 05/05/15 DELEGATED

BH2015/00963

1 Kimberley 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 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.6m.

Applicant: Jonathan Street

Officer: Astrid Fisher 292337

Prior Approval is required and is refused on 28/04/15 DELEGATED

1) UNI

It is a requirement of prior approval, A.4 (11), 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 with the proposed measurements. The development could not therefore comply with Part 1, Class A, A.4 (11) of the Town and Country Planning (General Permitted Development) Order 2015.

2) UNI2

The maximum height, eaves height and width of the enlarged extension would not be permitted by Schedule 2, Part 1, Class A (f), (i) and (j) of the Town and Country Planning (General Permitted Development) Order 2015.

BH2015/01022

82 Bevendean Crescent 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 3.2m, and for which the height of the eaves would be 3.2m.

Applicant: Juliet Mills

Officer: Astrid Fisher 292337

Prior Approval is required and is refused on 05/05/15 DELEGATED

BH2015/01111

24 Dewe 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 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mrs M Cabanas

Officer: Luke Austin 294495

Prior approval not required on 11/05/15 DELEGATED

BH2015/01403

St Albans Church Coombe Road Brighton

Non Material Amendment to BH2013/04093 for alterations to internal layouts for House 1, House 2, House 3 and House 4.

Applicant: Bailey Brothers Ltd

Officer: Adrian Smith 290478

Approved on 08/05/15 DELEGATED

QUEEN'S PARK

BH2015/00201

Flat 1 Dinapore House John Street Brighton

Change of use from three bedroom single dwelling (C3) to three bedroom House in Multiple Occupation (C4) (Retrospective).

Applicant: Mrs Joanne Aspinall-Mitchell

Officer: Chris Swain 292178

Approved on 08/05/15 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	-	-	20 January 2015
Block plan	-	-	20 January 2015
Existing building floor plan	-	-	28 January 2015
Existing floor plan	-	-	28 January 2015

BH2015/00416

12A Richmond Parade Brighton

Application for approval of details reserved by condition 8 of application BH2014/00864.

Applicant: Mr E Derby

Officer: Sonia Gillam 292265

Refused on 27/04/15 DELEGATED

BH2015/00615

15 Margaret Street Brighton

Creation of dormer and installation of rooflights to rear.

Applicant: Mr Waller

Officer: Luke Austin 294495

Approved on 29/04/15 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
Block Plan and Location Plan	ADC739/LP	-	23/02/2015
Existing Plans, Elevations and Sections	ADC739/01	-	23/02/2015
Proposed Plans, Elevations and Sections	ADC739/02	-	23/02/2015

BH2015/00620**17 St Lukes Terrace Brighton**

Erection of single storey side extension.

Applicant: Mr & Mrs Bob & Kristeen Minton**Officer:** Astrid Fisher 292337**Approved on 30/04/15 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	L-001		24th 2015	February
Block Plan	L-002		24th 2015	February
Existing Drawings	L-003		24th 2015	February
Proposed Drawings	L-004		24th 2015	February

BH2015/00621**17 St Lukes Terrace Brighton**

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

Applicant: Mr & Mrs Bob & Kristeen Minton**Officer:** Astrid Fisher 292337**Approved on 29/04/15 DELEGATED****BH2015/00719****62 Queens Park Terrace Brighton**

Removal of existing metal gates and erection of new boundary wall and associated works.

Applicant: Ms Laura Marshall & Ms K Harkness**Officer:** Joanne Doyle 292198**Approved on 08/05/15 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			02 Mar 2015
Block Plan			02 Mar 2015
Existing Site Plan	HAPL01		02 Mar 2015
Proposed Site Plan	HAPL02		02 Mar 2015
Existing & Proposed Boundary Wall Elevations	HAPL03		02 Mar 2015

BH2015/00724

11 Manchester Street Brighton

Conversion of garage to habitable space with associated external alterations including removal of garage door and installation of a bay window to match existing at first floor level.

Applicant: Sevenbuild Properties Ltd

Officer: Jason Hawkes 292153

Approved on 08/05/15 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

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Details as existing	34998/1		27th February 2015
Details as proposed	34998/2A		27th February 2015
Location Plan	34998/3		27th February 2015

Site Plan	34998/4		27th 2015	February
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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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2015/00836

3 St James's Street Brighton

Subdivision of commercial unit and alteration to shopfront to create new entrance to residential unit above.

Applicant: Mrs Mumtaz Ahmad

Officer: Sue Dubberley 293817

Refused on 05/05/15 DELEGATED

1) UNI

The proposal, by reason of design and resulting proportions, would result in a worse appearance than the existing and would appear a cluttered and unsympathetic alteration which would detract from the character and appearance of the Grade II Listed Building and which would fail to preserve or enhance the character or appearance of the East Cliff Conservation Area. As such the proposal is contrary to policies QD10, HE1 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document on Shop Front Design (SPD02).

BH2015/01222

Warwick Mount Montague Street Brighton

Non material amendment to BH2014/03256 to amend proposed windows and balcony doorsets.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 23/04/15 DELEGATED

BH2015/01249

9 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 4.9m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.6m.

Applicant: Mr & Mrs McDade

Officer: Haydon Richardson 292322

Prior approval not required on 13/05/15 DELEGATED

ROTTINGDEAN COASTAL

BH2014/04240

70 Lenham Avenue Saltdean Brighton

Creation of dormer to front elevation.

Applicant: Mr & Mrs Sheehy

Officer: Chris Swain 292178

Approved on 05/05/15 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
Existing lower ground and ground floor plans and north and east elevations	3483.EXG.01		20 March 2015
Existing first floor and roof plans and south and west elevations	3483.EXG.02		20 March 2015
Existing plans and elevations	3483.PL.02	B	20

BH2014/04248

98 Longhill Road Brighton

Demolition of existing conservatory and erection of two storey rear extension, revisions to fenestration and facade and associated works.

Applicant: Mr Matthew Ashcroft

Officer: Robert Hermitage 290480

Refused on 23/04/15 DELEGATED

1) UNI

The proposed rear extension, by reason of its form, design and depth, would fail to relate to the form or proportions of the existing building and would create an unduly dominant addition which would harm the character and appearance of the existing building. The rear extension therefore represents a visually harmful addition which would be contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed front dormers, by reason of their design and proportions, would create a top-heavy appearance which fails to appropriately reflect the existing building. The dormers would harm the character and appearance of the building and of the wider surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/04328

4 Tudor Close Dean Court Road Rottingdean Brighton

Insertion of window to west elevation.

Applicant: Trevor Hopper

Officer: Wayne Nee 292132

Approved on 01/05/15 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 works shall take place until samples of the tile, brick and mortar (including that to be used for the flint facing) and 1:1 details of the window 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: This pre-commencement condition is attached to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The flintwork shall match exactly the existing flintwork of the host property.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	284/10		22 December 2014
Proposed plans and elevations	284/11	B	17 March 2015

BH2014/04329

4 Tudor Close Dean Court Road Rottingdean Brighton

Insertion of window to west elevation.

Applicant: Trevor Hopper

Officer: Wayne Nee 292132

Approved on 01/05/15 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 flintwork shall match exactly the existing flintwork of the host property.

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

3) UNI

No works shall take place until samples of the tile, brick and mortar (including that to be used for the flint facing) and 1:1 details of the window have been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2015/00194

73 Dean Court Road Rottingdean Brighton

Demolition of existing swimming pool building and erection of single storey swimming pool building in rear garden.

Applicant: Mr & Mrs Brown

Officer: Robert Hermitage 290480

Approved on 27/04/15 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 approved shall not be bought in to use until the existing single storey rear extension is demolished in its entirety and the dwellinghouse and the ground surface is made good.

Reason: The Local Planning Authority considers that were the development to be constructed and the extension were not demolished, the property would as a result appear overdeveloped and the remaining open garden area would not be of a sufficient size to serve the dwelling, which would be contrary to policies QD14, QD27 and HO5 of the Brighton and Hove Local Plan.

3) UNI

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

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

4) 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 and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Details of Existing Pool House	01	-	22nd January 2015
Proposals for New Pool House	03	-	22nd January 2015
Proposed Rear Elevation	04	-	9th April 2015
Arboricultural Report	-	-	7th April 2015

6) UNI

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

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.

BH2015/00270

14 Church Place Brighton

Internal alterations to layout of dwelling.

Applicant: Mr Karen Keene

Officer: Astrid Fisher 292337

Approved on 28/04/15 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

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.

BH2015/00456

45 Arundel Drive West Saltdean Brighton

Erection of single storey extension and enlargement of bay to rear.

Applicant: Mrs Ines Curtis

Officer: Robert Hermitage 290480

Approved on 28/04/15 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 development hereby permitted shall be carried out in accordance with 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 Layout	457/01	A	07/04/2015
Proposed Extension	457/02	B	22/04/2015
Block Plan	457/03	-	11/02/2015
Site Plan	457/04	-	11/02/2015

BH2015/00689

Spindriff Cottage 3 Roedean Way Brighton

Demolition of existing house and erection of a two storey five bedroom house (C3).

Applicant: Mrs Elizabeth Griffiths

Officer: Adrian Smith 290478

Approved on 24/04/15 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 windows in the east side elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

3) UNI

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

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

4) UNI

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 policy CP8 of the Submission City Plan Part One.

5) 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, 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, door and balcony treatments
- e) 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.

6) UNI

i) No development (including any works of demolition) 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

7) 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.

8) UNI

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

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

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	-	-	27/02/2015
Block plan	-	-	27/02/2015
Existing floor plans	808-10		27/02/2015
	808-11		27/02/2015
Existing elevations	808-12		27/02/2015
	808-13		27/02/2015
Proposed floor plans	808-020	B	27/02/2015
	808-021	B	27/02/2015
	808-25	-	27/02/2015
Proposed elevations	808-23	B	27/02/2015

	808-24		27/02/2015
Proposed site plan	808-26	-	27/02/2015
Proposed sections	808-27	-	27/02/2015

10) 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 & B of the Town and Country Planning (General Permitted Development) (England) Order 2015, 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.

BH2015/00695

Land to Rear of 28 Eastern Place Brighton

Application for Approval of Details Reserved by Conditions 10, 11, 12, 13, 14 and 15 of application BH2014/01956.

Applicant: Mrs Lucy Lauener

Officer: Chris Swain 292178

Split Decision on 08/05/15 DELEGATED

1) UNI

The details pursuant to conditions 12, 14, 15 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 10, 11 and 13 are NOT APPROVED for the reasons set out below.

1. The applicant has failed to submit sufficient details in relation to the landscaping of the site. Accordingly, the Local Planning Authority is unable to satisfactorily assess the acceptability of the landscaping scheme submitted. As such Condition 5 cannot be discharged at this time.

2. The applicant has failed to submit sufficient details relating to the brown roof. Accordingly, the Local Planning Authority is unable to assess all potential impacts relating to ecology. As such Condition 5 cannot be discharged at this time.

3. In addition to the works to reinstate footway outside the side a proper kerb edge is needed outside the property at the front of the footway adjacent to the carriageway. In the absence of this condition 13 cannot be discharged at this time.

BH2015/00858

1 & 3 The Cliff Brighton

Application for Variation of Condition 7 of application BH2011/03634 (Demolition of existing bungalows and erection of 3no dwelling houses) to allow alterations to fenestration to plot 3.

Applicant: Sussex Transformations Ltd

Officer: Andrew Huntley 292321

Approved on 12/05/15 DELEGATED

1) UNI

Not Required.

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

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

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

4) UNI

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

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

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

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. PL-001A, PL-001B, P-003, PL-004, P-005, P-006, PL-007, PL-008, PL-009, PL-011, PL-012, P013, Design and Access Statement, Waste Minimisation Statement, Sustainability Checklist, Slope Stability Desk Study Report, Pholrum Ecological Survey received 28th November 2011 and drawing no. 7577 100 submitted on the 11th March 2015.

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

8) UNI

The landscaping works shall be undertaken in accordance with the scheme approved under application BH2014/04301 on the 22.01.2015.

Reason: To enhance the appearance of the development in the interest of the

visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

The development shall be carried out in accordance with the programme of archaeological work approved under application BH2014/03530 on the 08.12.2014.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

10) UNI

The development shall be carried out in accordance with the materials approved under application BH2014/03992 on the 22.01.2015.

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

11) UNI

The development shall be carried out in accordance with the ecological biodiversity measures approved under application BH2014/04301 on the 22.01.2015.

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.

12) UNI

The storage of refuse and recycling implemented in accordance with the details submitted to and approved in writing by the Local Planning Authority within application BH2014/03530 on the 08.12.2014. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

13) UNI

The development shall be carried out in accordance with the biodiverse roof details approved under application BH2014/03530 on the 08.12.2014. The approved details shall be implemented no later than the first planting season following the completion of the development.

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

14) UNI

Not required.

15) UNI

The cycle parking facilities shall be implemented in accordance with details approved under application BH2014/03530 on the 08.12.2014. The facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

16) UNI

The development shall be built in accordance with the proposed ground levels within the site and on land adjoining the site as approved under application BH2014/04153 on the 23.01.2015.

Reason: To safeguard the character and appearance of the area, and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body for the Code for Sustainable Homes confirming that each residential units 1 and 2 of the development will achieve Code level 3 and unit 3 of the development will achieve Code level 5 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

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 including the construction of windows, dormer windows, roof lights or doors, 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.

BH2015/00900

2 Meadow Parade Rottingdean Brighton

Prior approval for change of use from retail (A1) to residential (C3) to form 1no self contained dwelling.

Applicant: Stratuss UK Ltd

Officer: Chris Swain 292178

Prior Approval is required and is refused on 11/05/15 DELEGATED

BH2015/00908

30 Westmeston Avenue Saltdean Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2014/04139.

Applicant: Mr & Mrs Poole

Officer: Robert Hermitage 290480

Approved on 11/05/15 DELEGATED

BH2015/00936

4 New Barn Road Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 3 and 6 of application BH2014/00881 (Decided on appeal).

Applicant: Mr Marios Kakos

Officer: Andrew Huntley 292321

Approved on 11/05/15 DELEGATED

BH2015/01141

Saltdean Primary School Chilington Way Saltdean Brighton

Application for approval of details reserved by condition 10 of application BH2014/03933.

Applicant: Brighton & Hove City Council

Officer: Kathryn Boggiano 292138

Approved on 29/04/15 COMMITTEE

BH2015/01175

Saltdean Primary School Chiltington Way Saltdean Brighton

Non material amendment to BH2014/03933 to allow for revision to the main two storey classroom block and hall extension elevations including reduction to the extent of external Steni Board Cladding, increase to the matching face brickwork to match existing to main elevations and revised colour to external cladding.

Applicant: Brighton & Hove Council

Officer: Kathryn Boggiano 292138

Approved on 29/04/15 COMMITTEE

BH2015/01309

43 Roedean Crescent Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2012/00824.

Applicant: Mr S Cleveley

Officer: Liz Arnold 291709

Approved on 27/04/15 DELEGATED

BH2015/01470

25 Roedean Crescent Brighton

Application for approval of details reserved by condition 12 of application BH2012/01117.

Applicant: SDP

Officer: Liz Arnold 291709

Approved on 06/05/15 DELEGATED

WOODINGDEAN

BH2015/00545

10-18 Warren Road Brighton

Display of externally illuminated freestanding information signs and externally illuminated and non illuminated projecting signs.

Applicant: Esso Petroleum Co Ltd

Officer: Haydon Richardson 292322

Approved on 29/04/15 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.

BH2015/00692

61 The Brow Brighton

Certificate of lawfulness for proposed hip to barn end roof extension incorporating creation of enlarged rear dormer and installation of front rooflight.

Applicant: Mr & Mrs Davis

Officer: Astrid Fisher 292337

Approved on 24/04/15 DELEGATED

BRUNSWICK AND ADELAIDE

BH2014/03223

Flat 3 6 Brunswick Terrace Hove

Internal alterations to layout of flat. (Retrospective)

Applicant: Alison Fewings

Officer: Helen Hobbs 293335

Refused on 24/04/15 DELEGATED

1) UNI

The relocated drainpipe forms an incongruous and unsympathetic feature, that fails to respect the historic importance of the front elevation of the building. For these reasons it is considered that the proposed development would fail to preserve the special historic and architectural character and significance of this Grade I Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 9 Architectural Features.

BH2014/03942

Flat 5 8 Brunswick Square Hove

Application for Approval of Details Reserved by Condition 2 of application BH2014/02896.

Applicant: Mr Adam Davis

Officer: Christopher Wright 292097

Refused on 07/05/15 DELEGATED

BH2014/04127

27 Brunswick Terrace Hove

Reduction in height of existing chimney stack and associated works.

Applicant: 27 Brunswick Terrace (Hove) Ltd

Officer: Helen Hobbs 293335

Approved on 06/05/15 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 string course shall be implemented fully in accordance with the details shown on plan referenced 2079-002 received on 8 December 2014 and shall match exactly the string course on the existing chimney and shall be retained as such thereafter.

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

3) UNI

The chimney pots shall be reinstated in accordance with the details shown on plan referenced 2079-002 received on 8 December 2014 within one month of the works to the chimney stack being completed and shall be retained as such thereafter.

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

BH2014/04338

Flat 7 1-2 Adelaide Mansions Hove

Removal of partition wall.

Applicant: Ms Rachel Martin

Officer: Mark Thomas 292336

Approved on 23/04/15 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 existing architectural features including skirtings, cornices and other decorative features shall be retained, and where damaged repaired, except where otherwise agreed in writing with the Local Planning Authority.

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

BH2015/00116

Flat 4 23-24 Brunswick Square Hove

Installation of external flue to rear roof slope.

Applicant: Mr Leigh Anderson

Officer: Paul Earp 292454

Approved on 23/04/15 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 flue hereby approved shall be a dark colour to match the colour of the roof tiles, and maintained as such at all times.

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

BH2015/00149

63A Holland Road Hove

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

Applicant: ER Property Developments Ltd

Officer: Andrew Huntley 292321

Approved on 01/05/15 DELEGATED

1) UNI

The extraction and/or air conditioning units shall not be used at the premises except between the hours of 0730 and 2230 each day.

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.

BH2015/00257

59 Brunswick Place Hove

Removal of asphalt covering to front steps.

Applicant: Thatchers

Officer: Robin Hodgetts 292366

Refused on 12/05/15 DELEGATED

1) UNI

It has not been demonstrated that the proposed removal of the unauthorised asphalt could be undertaken in such a manner as to avoid significant and irreparable damage to the original stone steps. In the absence of sufficient and satisfactory detail the proposal would have an adverse effect on the architectural and historic character and appearance of the Grade II Listed Building.

BH2015/00411

Land to Rear of 31 & 33 Brunswick Place Hove

Application for approval of details reserved by conditions 6, 10, 11, 12, 13, 14, 15 and 17 of application BH2014/03838.

Applicant: DQ Financial Consulting

Officer: Liz Arnold 291709

Approved on 08/05/15 DELEGATED

BH2015/00509

Flat 3 26 Brunswick Terrace Hove

Replacement of existing single glazed timber bay window with double glazed timber bay window.

Applicant: Mrs Claire Topham

Officer: Robert Hermitage 290480

Approved on 27/04/15 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 works shall take place in accordance with details dated 2nd April 2015 which confirm that the existing leaded lights will be incorporated within the new sealed units.

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
Existing Floor Plan, Rear and Side Elevations	303BT26/01	-	26th February 2015
Existing Internal Sectional Elevations, Location and Block Plan	303BT26/02	-	26th February 2015
Existing Vertical Window Detail	303BT26/03	-	26th February 2015
Existing Horizontal Window Detail and Corner Detail	303BT26/04	-	26th February 2015
Proposed Internal Sectional Elevations	303BT26/05	-	26th February 2015
Proposed Vertical Window Detail	303BT26/06	-	26th February 2015
Proposed Horizontal Window Detail and Corner Detail	303BT26/07	-	26th February 2015
Proposed Floor Plan, Rear and Side Elevation	303BT26/08	-	26th February 2015

BH2015/00658

Flat 1 11 Adelaide Crescent Hove

Erection of rear extension at second floor level to replace existing conservatory.

Applicant: Mr Peter McGaughrin

Officer: Chris Swain 292178

Approved on 06/05/15 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 surfaces of the extension hereby permitted shall be finished in a smooth render finish in a traditional wet render mix, with no external metal beads stops or bell moulds. The render shall be painted to match the walls below and be retained as such thereafter.

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

BH2015/00659

Flat 1 11 Adelaide Crescent Hove

Erection of rear extension at second floor level to replace existing conservatory.

Applicant: Mr Peter McGaughrin

Officer: Chris Swain 292178

Approved on 06/05/15 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 surfaces of the extension hereby permitted shall be finished in a smooth render finish in a traditional wet render mix, with no external metal beads stops or bell moulds. The render shall be painted to match the walls below and shall be retained as such thereafter.

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
Existing Plans and Sections	2660/01		26 February 2015
Existing Elevations	2660/02		26 February 2015
Proposed Plans and Section	2660/03		26 February 2015
Proposed Elevations	2660/04	A	28 April 2015
Site Location and Block Plan	2660/05		26 February 2015
Proposed Window Joinery 1	2660/06		26 February 2015
Proposed Window Joinery 2	2660/07		26 February 2015
Joinery Details and Elevation	2660/08		26 February 2015

BH2015/00673

Flat 3 26 Brunswick Terrace Hove

Replacement of existing single glazed timber bay window with double glazed timber bay window.

Applicant: Mrs Claire Topham
Officer: Robert Hermitage 290480

Approved on 29/04/15 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 works shall take place in accordance with details dated 2nd April 2015 which confirm that the existing leaded lights will be incorporated within the new sealed units.

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

BH2015/00697

36 Waterloo Street Hove

Application for Approval of Details Reserved by Condition 3 of Application BH2014/03452.

Applicant: Seadragon Backpackers

Officer: Liz Arnold 291709

Approved on 24/04/15 DELEGATED

BH2015/00725

30 Brunswick Square Hove

Removal of existing East hopperhead and downpipe and hopperhead and downpipe serving main entrance canopy and replacement with cast iron hopperhead and downpipe.

Applicant: Pepper Fox

Officer: Helen Hobbs 293335

Approved on 27/04/15 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 HE6 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 HE6 of the Brighton & Hove Local Plan.

BH2015/00735

Flat 4 50 Brunswick Road Hove

Internal alterations to layout of flat.

Applicant: Ms Sally Bickerdike

Officer: Mark Thomas 292336

Approved on 27/04/15 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 proposed repairwork to the corncicing shall match exactly the profile, material and finish of the original cornices.

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

3) UNI

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

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

BH2015/00749

Flat 5 & 6 22 Palmeira Square Hove

Application for Approval of Details Reserved by Condition 3 of application BH2014/03635

Applicant: Mr F Inglis

Officer: Christopher Wright 292097

Approved on 28/04/15 DELEGATED

BH2015/00750

Flat 5 & 6 22 Palmeira Square Hove

Application for Approval of Details Reserved by Condition 2 of application BH2014/03634.

Applicant: Mr F Inglis

Officer: Christopher Wright 292097

Approved on 28/04/15 DELEGATED

BH2015/00827

119 and 121 Lansdowne Place Hove

Removal of existing tiling to front entrance and replacement with asphalt covered with checkerboard tiling.

Applicant: Harvestview Ltd

Officer: Astrid Fisher 292337

Refused on 07/05/15 DELEGATED

1) UNI

The removal of the existing tiles would result in a loss of historic fabric and character to the Grade II Listed Building and there is inadequate detail relating to the impact of the works on the setting of the cast iron balusters. The proposed works would therefore have an adverse effect on the architectural and historic character of the Grade II Listed Building and would fail to preserve or enhance the character or appearance of the Brunswick Town Conservation Area, contrary to policies HE1 and HE6 of the Brighton and Hove Local Plan; there is no justification to demonstrate that the resulting harm would be outweighed by heritage benefits.

BH2015/00828

119 and 121 Lansdowne Place Hove

Removal of existing tiling to front entrance and replacement with asphalt covered with checkerboard tiling.

Applicant: Harvestview Ltd

Officer: Astrid Fisher 292337

Refused on 05/05/15 DELEGATED

1) UNI

1. The removal of the existing tiles would result in a loss of historic fabric and character to the Grade II Listed Building and there is inadequate detail relating to the impact of the works on the setting of the cast iron balusters. The proposed works would therefore have an adverse effect on the architectural and historic character of the Grade II Listed Building, contrary to policy HE1 of the Brighton and Hove Local Plan; there is no justification to demonstrate that the resulting harm would be outweighed by heritage benefits.

BH2015/00833

119 and 121 Lansdowne Place Hove

Installation of asphalt covering over existing York stone to front balconies.

Applicant: Harvestview Ltd

Officer: Astrid Fisher 292337

Refused on 07/05/15 DELEGATED

1) UNI

The proposed works, by reason of the increase in depth and change in detailing to the balcony, would have a detrimental impact on the character and appearance of the balconies which are characteristically slim projections which feature throughout the group of Listed Buildings. The proposed works would therefore have an adverse effect on the architectural and historic character of the Grade II Listed Building and would fail to preserve or enhance the character or appearance of the Brunswick Town Conservation Area, contrary to policies HE1 and HE6 of the Brighton and Hove Local Plan; there is no justification to demonstrate that the resulting harm would be outweighed by heritage benefits.

BH2015/00834

119 and 121 Lansdowne Place Hove

Installation of asphalt covering over existing York stone to front balconies.

Applicant: Harvestview Ltd

Officer: Astrid Fisher 292337

Refused on 05/05/15 DELEGATED

1) UNI

The proposed works, by reason of the increase in depth and change in detailing to the balcony, would have a detrimental impact on the character and appearance

of the balconies which are characteristically slim projections which feature throughout the group of Listed Buildings. The proposed works would therefore have an adverse effect on the architectural and historic character of the Grade II Listed Building, contrary to policy HE1 of the Brighton and Hove Local Plan; there is no justification to demonstrate that the resulting harm would be outweighed by heritage benefits.

CENTRAL HOVE

BH2014/03554

Basement Flat 1 4 Kings Gardens Hove

Internal alterations to layout of flat, and installation of external vent.

Applicant: Mr Jamie Davies

Officer: Wayne Nee 292132

Approved on 06/05/15 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 damp proofing works hereby approved shall be implemented in strict accordance with the product details submitted on 23 March 2015.

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

BH2014/03840

176 Church Road Hove

Change of Use from Estate Agents (A2) to beauty salon and retail (Sui generis/A1).

Applicant: Miss Suzi Blick

Officer: Andrew Huntley 292321

Approved on 11/05/15 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			18.12.2014
Existing & Proposed Floor Plans			18.12.2014

BH2015/00701

Basement Flat 69 St Aubyns Hove

Replacement of existing timber door with UPVC door to front and replacement of

existing timber window and door with UPVC units to rear. (Retrospective)

Applicant: David Hawkins
Officer: Astrid Fisher 292337

Refused on 06/05/15 DELEGATED

1) UNI

The window and doors which have been installed represent inappropriate additions which harm the character of the building and the Old Hove Conservation Area, and are contrary to the guidance set out in SPD09 and the objectives set out in policies QD14 and HE6 of the Brighton and Hove Local Plan.

BH2015/00798

Hove Town Hall Norton Road Hove

Application for Approval of Details Reserved by Conditions 3 and 5 of application BH2014/03306.

Applicant: Brighton & Hove City Council
Officer: Jason Hawkes 292153

Approved on 05/05/15 DELEGATED

BH2015/00805

Basement Flat 73 Sackville Road Hove

Erection of single storey rear extension and replacement windows.

Applicant: Miss Rachelle See
Officer: Liz Arnold 291709

Approved on 07/05/15 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 rear extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans Section and Elevations	1014.EX.01	-	9th March 2015
Proposed Plans Section and Elevations	1014.PL.03	-	9th March 2015

BH2015/01357

66 & 67 Seafield Road Hove

Application for Approval of Details Reserved by Condition 13 of application BH2012/02615.

Applicant: Roma Investments LLP
Officer: Liz Arnold 291709

Approved on 06/05/15 DELEGATED

GOLDSMID

BH2014/03209

73A Livingstone Road Hove

Erection of single storey rear extension and outbuilding with associated landscaping.

Applicant: Mr Peter Blogg

Officer: Guy Everest 293334

Approved on 11/05/15 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

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Location Plans	50/01	A	11/03/2015
Existing Ground Floor	50/02	-	23/09/2014
Existing Elevation & Section	50/03	-	23/09/2014
Existing Side Elevations	50/04	-	23/09/2014
Proposed Ground Floor	50/10	A	11/03/2015
Proposed Roof Plan	50/12	A	11/03/2015
Proposed Elevations	50/13	A	11/03/2015
Proposed Elevations	50/14	A	11/03/2015

BH2014/03324

15 Granville Road Hove

Certificate of lawfulness for existing use of property as a single dwelling house.

Applicant: Metrocity Consultants Ltd

Officer: Guy Everest 293334

Approved on 30/04/15 DELEGATED

BH2014/04155

74 Goldstone Villas Hove

Display of externally illuminated fascia sign. (Retrospective)

Applicant: H'S Salon

Officer: Mark Thomas 292336

Refused on 13/05/15 DELEGATED

1) UNI

The fascia signage, by virtue of its material finish and method of illumination, fails to relate appropriately to the prevailing character and appearance of the recipient building and the wider Hove Station Conservation Area resulting in significant harm to the visual amenity of the locality. As such, the advertisement would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and SPD07: Advertisements.

BH2015/00011**St Mary & St Abram Church Davigdor Road Hove**

Erection of 2no storey extension to west elevation.

Applicant: St Mary and St Abraam Church Committee

Officer: Christopher Wright 292097

Approved on 11/05/15 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 two windows on the upper floor (ground level) of the westerly facing side elevation of the extension hereby permitted shall be obscure glazed and retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	A.01	-	5 Jan 2015
As Existing Basement Plan	A.02	-	5 Jan 2015
As Existing Ground Plan	A.03	-	5 Jan 2015
North Elevation As Existing	A.04	-	5 Jan 2015
South Elevation As Existing	A.05	-	5 Jan 2015
East Elevation As Existing	A.06	-	5 Jan 2015
West Elevation As Existing	A.07	-	5 Jan 2015
As Proposed Basement Plan	D.01	-	5 Jan 2015
As Proposed Ground Plan	D.02	-	5 Jan 2015

North Elevation As Proposed	D.03	-	5 Jan 2015
West Elevation As Proposed	D.04	-	5 Jan 2015
South Elevation As Proposed	D.05	-	5 Jan 2015

BH2015/00292

92A Goldstone Road Hove

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

Applicant: Hardwick Hartley Partnership

Officer: Liz Arnold 291709

Approved on 08/05/15 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 Layout	599/02	-	28th January 2015
Roof Conversion	599/01	Rev. A	1st April 2015

BH2015/00385

2 The Bungalows Somerhill Road Hove

Certificate of lawfulness for proposed hip to gable roof extension incorporating creation of dormers to front and rear, installation of windows to side and installation of rooflights. Erection of single storey front/side extension, enlargement and alterations to outbuilding, revised fenestration and associated works.

Applicant: Mr Edward Patey

Officer: Adrian Smith 290478

Split Decision on 07/05/15 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed hip-to-gable roof extension and front and rear dormers for the following reason:-

1. The proposed hip-to-gable roof extension and front and rear dormers are permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

REFUSE a lawful development certificate for the single-storey front/side extension, rooflights and extension to existing outbuilding for the following reasons:-

1) UNI

1. The single-storey front/side extension is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the eaves of the enlarged part of the dwellinghouse would exceed 3m in height within 2 metres of the boundary of the curtilage of the dwellinghouse.

2. The rooflights are not permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as they would project higher than the highest part of the original roof.

3. The extension to the outbuilding is not permitted under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the eaves of the outbuilding would exceed 2.5m in height, and would exceed 2.5m in height within 2 metres of the boundary of the curtilage of the dwellinghouse.

BH2015/00647

40 Lyndhurst Road Hove

Installation of rooflights to front and rear elevations.

Applicant: Mr Pdraig Hodges

Officer: Astrid Fisher 292337

Refused on 30/04/15 DELEGATED

1) UNI

The proposed cluster of three rear rooflights are of an excessive number and are inappropriately sited. The three rooflights would harm the character and appearance of the dwelling. The proposed development contrary to policy QD14 of the Brighton and Hove Local Plan and contrary to the guidance set out in SPD12 'Design Guide for Extensions and Alterations'.

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 23/04/15 DELEGATED

1) UNI

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

a) A full asbestos survey of the premises, undertaken by a suitably qualified specialist;

and if any asbestos containing materials are found:

b) A report shall be submitted to the local planning authority in writing, containing evidence to show that all asbestos containing materials have been removed from the premises and taken to a suitably licensed waste deposit site.

Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall not commence 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: This pre-commencement condition is imposed in order to allow the Traffic Regulation Order to be amended in a timely manner prior to first occupation to ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details submitted the development hereby permitted shall not be occupied 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.

BH2015/00772

45 Denmark Villas Hove

Installation of rear rooflights.

Applicant: Mr Richard Whale

Officer: Joanne Doyle 292198

Approved on 29/04/15 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 rear 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 Existing & Proposed Floor Plans Roof Plans Elevations & Section	003/2015p		04 Mar

BH2015/00832

35B Coniston Court Holland Road Hove

Replacement of windows and door onto balcony with aluminium sliding doors.

Applicant: Mrs Linda McDonald

Officer: Luke Austin 294495

Approved on 30/04/15 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	ESX266823	-	09/03/2015
Floor Plan	-	-	09/03/2015
Technical Survey	-	-	09/03/2015
Product Survey	-	-	09/03/2015
Photographs	-	-	09/03/2015

BH2015/00857

Ground Floor Flat 27 Hartington Villas Hove

Erection of single storey rear extension.

Applicant: Mr Thomas Stanbury

Officer: Luke Austin 294495

Refused on 08/05/15 DELEGATED

1) UNI

The proposed rear/side extension due to its wrap around design would result in an awkward disjointed appearance and would detract from the original plan and rear elevation of the host building. The proposal would be harmful to the character of the host building and would therefore be contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2015/00907

37 Goldstone Road Hove

Prior approval for change of use from retail unit (A1) to residential (C3) to form 1 no self contained flat.

Applicant: Mr S Alajmi

Officer: Haydon Richardson 292322

Prior Approval is required and is refused on 11/05/15 DELEGATED

1) UNI

The submitted drawings include works beyond those reasonably necessary to convert the ground floor of no. 37 Goldstone Road to residential use, in the form of the demolition of no. 1 Goldstone Street, the demolition of rear basement flat access steps and their replacement with a lightwell, and formation of an enlarged yard area. The proposed development is therefore not permitted under Class M of Schedule 2, Part 1 of the General Permitted Development Order 2015.

BH2015/00999

39 Hove Park Villas Hove

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 4m, and for which the height of the eaves would be 2.8m.

Applicant: Mike & Cathy McGuinness

Officer: Haydon Richardson 292322

Prior approval not required on 30/04/15 DELEGATED

BH2015/01084

58 Palmeira Avenue Hove

Non Material Amendment to BH2012/01178 for changes to parapets at 4th floor

level on the North, East and South elevations.

Applicant: Owen Property

Officer: Adrian Smith 290478

Approved on 11/05/15 DELEGATED

HANGLETON & KNOLL

BH2013/00848

The Hyde 95 Rowan Avenue Hove

Construction of 5no four bedroom houses and access road off Rowan Avenue with associated works including car parking.

Applicant: Birch Restorations Ltd

Officer: Martin Randall 292222

Approved after Section 106 signed on 27/04/15 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 not be occupied until a scheme of works to ensure the existing access arrangements including the adopted footway on Rowan Avenue are brought up to an adoptable standard. The scheme of works shall be submitted and, once acceptable, approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: In the interests of highway safety and to comply with policies TR7, TR8 and TR13 of the Brighton & Hove Local Plan.

3) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015, 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 new dwellings hereby permitted shall be constructed to meet Lifetime Homes' standards prior to its first occupation and shall be retained as such thereafter.

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

5) 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.

6) UNI

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

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

7) UNI

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.

8) UNI

The development hereby permitted shall be constructed in accordance with the approved drawings showing existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 5 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

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

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

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

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

13) UNI

No development shall take place until details of an appropriate road treatment in the form of rumble strips or a raised table have been submitted to and approved in writing by the Local Planning Authority, in order to improve road safety on the access road. 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 improve the safety of all road users, in the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

14) UNI

No development shall take place until detailed drawings of the proposed footway and carriageway provision including the implementation of dropped kerbs to be provided, have been submitted to and approved 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: In the interests of highway safety and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

15) UNI

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

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

16) UNI

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

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

17) UNI

The development hereby permitted shall not be occupied until the 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 Archaeological Investigation approved under condition 15.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded and 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
Existing Site Plan and Sections	01		18 Mar 2013
House Type 1	02A		22 Mar 2013
House Type 2	03A		22 Mar 2013
Proposed Site Plan	04		18 Mar 2013
Existing and Proposed Site Plan	05		18 Mar 2013
Location and Block Plan	06A		25 Apr 2013

BH2015/00249

28 High Park Avenue Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Behroush Nobakhsh

Officer: Joanne Doyle 292198

Approved on 28/04/15 DELEGATED

BH2015/00846

62 Rowan Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 2.75m, and for which the height of the eaves would be 2.55m.

Applicant: Miss McBrayne

Officer: Allison Palmer 290493

Prior approval not required on 27/04/15 DELEGATED

BH2015/00942

20 High Park Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.99m, for which the maximum height would be 2.99m, and for which the height of the eaves would be 2.99m.

Applicant: Mr Mohammad Hossein Afshar

Officer: Astrid Fisher 292337

Prior approval not required on 24/04/15 DELEGATED

BH2015/01082

19 Godwin 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 4.3m, for which the maximum height would be 2.925m, and for which the height of the eaves would be 2.85m.

Applicant: Brighton & Hove City Council

Officer: Haydon Richardson 292322

Prior approval not required on 24/04/15 DELEGATED

NORTH PORTSLADE

BH2015/00955

103 Southdown Road Portslade

Erection of a single storey rear extension.

Applicant: Simon Herbert

Officer: Liz Arnold 291709

Approved on 11/05/15 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 (excluding block plan)	-	-	16th March 2015
Existing Details	-	-	16th March 2015
Proposed Plan	-	-	16th March 2015

BH2015/00956

7 Overdown Rise Portslade

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

Applicant: Dave Streeter

Officer: Liz Arnold 291709

Approved on 06/05/15 DELEGATED

BH2015/00957

7 Overdown Rise Portslade

Erection of single storey front extension.

Applicant: Dave Streeter

Officer: Liz Arnold 291709

Approved on 07/05/15 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
Existing Details	-	-	16th March 2015
Proposed Front Extension	-	-	16th March 2015

BH2015/01064

85 Mile Oak Road Portslade

Application for Approval of Details Reserved by Condition 15 of application BH2013/00380.

Applicant: Downsview Developments Ltd

Officer: Paul Earp 292454

Approved on 12/05/15 DELEGATED

SOUTH PORTSLADE

BH2015/00320

Land South side of Victoria Road Portslade

Construction of part two part three storey car showroom building set over two levels including provision of offices and car servicing facilities, car parking spaces and associated works.

Applicant: Endeavour Holdings Ltd

Officer: Kathryn Boggiano 292138

Approved on 29/04/15 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 a Travel Plan for the development has been submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan shall thereafter be retained for use at all times.

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

3) UNI

Unless otherwise agreed in writing the ground floor of the building hereby approved shall remain in vehicle workshop and valet use in accordance with the details shown on plan referenced Proposed Ground Floor Plan A(PL)01-100 A received on 6 February 2015.

Reason: In order to ensure that the vehicle workshop and valet use remains which increases the range of different jobs to be created on site and to comply with policy CP3 of the Brighton & Hove Submission City Plan Part One.

4) UNI

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

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

5) UNI

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

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

The development shall be carried out in accordance with the details contained within the Site Waste Management Statement received on the 6 February 2015.

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

7) UNI

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

(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk

And if notified in writing by the local planning authority that the results of the site investigation are such that site remediation is required then,

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

Reason: This pre-commencement condition is imposed because it is necessary to safeguard the health of future occupiers of the site and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

8) UNI

The development hereby permitted shall not be occupied or brought into use until there has been submitted to, and approved in writing by, the local planning authority a written verification report by a competent person approved under the provisions of condition (7)b that any remediation scheme required and approved under the provisions of condition (7)b 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 the verification report 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.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (7) b."

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until a scheme for the provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and a maintenance programme for the surface water drainage infrastructure and shall include also include details regarding the water drainage of the vehicle washing facility. The scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: This pre-commencement condition is imposed because it is necessary to ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to ensure that no contamination of ground water sources shall occur and to comply with policies SU3 and SU15 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing, no development shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of BREEAM assessment within overall '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: This pre-commencement condition is imposed because it is necessary 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 policy CP8 of the Brighton & Hove Submission City Plan Part One.

11) UNI

No development above first floor slab level of the building hereby approved shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for hard and soft landscaping for the site and adjacent footways, which shall also include all parking areas including the ramp and decked parking area, rear parking area and parking area on the eastern corner along with adjacent footways. The landscape scheme shall include details of the materials of hard surfacing, fencing, railings and all other boundary treatments, gates, steps, walls and soft landscaping/planting proposals for 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.

12) UNI

No development above first floor slab level of the building hereby approved shall take place until a scheme for nature conservation enhancement, which details the location and specification of bird boxes has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details prior to the building first being brought into use and shall be retained as such thereafter.

Reason: To ensure that the scheme makes appropriate provision for ecological enhancements in the form of bat and bird boxes and to comply with policy QD18 of the Brighton & Hove Local Plan.

13) UNI

No development shall take place on the external envelope of the building hereby approved 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

No development of the decked car parking area and ramped access shall take until all elevations of the structure have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: As insufficient information has been submitted regarding the proposal and to ensure the satisfactory appearance of the structure in accordance with policy QD2 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until full details of existing and proposed ground levels (referenced as Ordnance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures including the decked car park and ramp, 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: This pre-commencement condition is imposed because it is necessary to safeguard the character and appearance of the area and to comply with policy QD2 of the Brighton and Hove Local Plan.

16) UNI

Prior to any spray painting of vehicles taking place within the application site, a scheme for the fitting of odour control equipment to the building along with a scheme for the sound insulation of such equipment shall be 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 any spray painting of vehicles occurring on site, and such measures shall thereafter be retained as such.

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.

17) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the building shall not be occupied until a BREEAM Education Building Research Establishment issued Post Construction Review Certificate confirming that the development as built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

18) UNI

The building, hereby approved shall not be first brought into use until a scheme for the storage of refuse and recycling including the elevations of the structures needed to accommodate such stores, 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 the building being first brought into use 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 recycling following the expansion of the school facilities and to comply with policy QD27 of the Brighton & Hove Local Plan.

19) UNI

The building hereby approved shall not be first brought into use until the new car and cycle parking areas as shown on plan referenced Proposed Site Plans A(PL)00-100 A received on 6 February, have been laid out and made available for the parking of vehicular cars (including the two disabled vehicle spaces) and for cycle parking. The new car parking and cycle parking areas shall not be used otherwise than for the parking of private motor vehicles and cycles belonging to the occupants of and visitors to the development hereby approved along with vehicles being repaired or sold in connection with 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.

20) UNI

The landscaping scheme required by condition 11 shall be fully implemented prior to the building hereby approved being first brought into use. Any new trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

21) UNI

The use hereby permitted shall not be operational except between the hours of 07:00 and 19:00 on Mondays to Fridays, 08:00 and 18:00 on Saturdays and 10:00 and 16:00 on Sundays including Bank or Public Holidays.

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

22) UNI

No servicing (i.e. deliveries to or from the premises) shall occur except between the hours of 07:00 and 19:00 on Mondays to Fridays, 08:00 and 18:00 on Saturdays and no servicing shall take place on Sundays and Bank 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.

23) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for the soundproofing of the workshop situated within 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 first occupation of the development and shall thereafter be retained as such.

Reason: In order to ensure that the workshop elements are soundproofed and to safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

24) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning

Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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

25) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			
		A(PL)00000	A
Site survey plan	A(10)00-100	B	17 April 2015
Proposed site plans	A(PL)00-100	A	6 February 2015
Proposed ground floor plan	A(PL)01-100	A	6 February 2015
Proposed first floor plan	A(PL)01-101	A	6 February 2015
Proposed second floor plan	A(PL)01-102	A	6 February 2015
Proposed elevations	A(PL)01-200	B	6 February 2015

BH2015/00359

Kings School High Street Portslade

Variation of conditions 1 and 2 of Application BH2013/01620 (Erection of single storey temporary modular classroom) to extend the temporary permission to 31 July 2017.

Applicant: Russell Education Trust

Officer: Paul Earp 292454

Approved on 11/05/15 DELEGATED

1) UNI

The permission hereby granted shall be for a temporary period only, expiry on or before 31st July 2017.

Reason: The structure hereby approved is not considered suitable as a permanent form of development.

2) UNI

The temporary classroom hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 31st July 2017 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and in order to safeguard residential and visual amenity and to comply with policies QD1, QD2 & QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in full accordance with the cycle parking details received on 14 August 2013 under application BH2013/02789. The cycle parking facilities shall be retained for use at all times.

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

4) UNI

The development hereby permitted shall be carried out in full accordance with the Travel Plan received on 7 November 2014 under application BH2014/03760.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	-	-	undated
Temporary Accommodation - Proposed Plans & Elevations	1184/P/101	-	12th January 2015

BH2015/00962

6 Park Crescent Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.3m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.8m.

Applicant: Nicola Perry

Officer: Jonathan Puplett 292525

Prior Approval is required and is refused on 28/04/15 DELEGATED

HOVE PARK

BH2014/03854

7 Barrowfield Lodge Barrowfield Drive Hove

Replacement of single glazed timber framed window with double glazed timber framed window and replacement of single glazed crittall windows with double glazed crittall windows.

Applicant: Francis Ainscough

Officer: Helen Hobbs 293335

Approved on 11/05/15 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 replacement windows shall exactly match the glazing pattern of the existing windows, including the profiles of the frames and glazing bars.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy QD14 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
Site plan			10th March 2014

Proposed aluminium window details			10th December 2014
Proposed timber window details			10th December 2014

BH2014/03900

The British Engineerium The Drove Way Hove

Installation of timber double doors to lower ground floor level of Corliss Room with associated excavation, steps up to ground level and railings.

Applicant: The British Engineerium Ltd

Officer: Liz Arnold 291709

Approved on 28/04/15 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 mortar to be used in the works hereby approved shall be a lime mortar to match the colour and appearance of that of the existing building.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	1905/124	Issue A	19th November 2014
As Existing	1905/146	Issue A	19th November 2014
As Proposed	1905/147	Issue B	18th March 2015
Block Plan	1905/148	Issue A	19th November 2014
Door Details	1905/149	Issue C	18th March 2015

BH2014/03901

The British Engineerium The Drove Way Hove

Installation of timber double doors to lower ground floor level of Corliss Room with associated excavation, steps up to ground level and railings.

Applicant: The British Engineerium Ltd

Officer: Liz Arnold 291709

Approved on 28/04/15 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 railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

The mortar to be used in the works hereby approved shall be a lime mortar to match the colour and appearance of that 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.

BH2014/04294

149 Shirley Drive Hove

Roof alterations incorporating front dormer, rear dormer with Juliet balcony and raised ridge height.

Applicant: Mr Brian Steele

Officer: Joanne Doyle 292198

Refused on 11/05/15 DELEGATED

1) UNI

The proposed rear roof extension, by virtue of its size and design would create a top heavy appearance to the rear roof slope and would represent an unsightly and bulky addition to the existing building. In addition, the proposed windows to the extension would not relate to the windows below and would add to the addition's incongruous appearance. The proposed front dormer is poorly sited as it is not set down significantly from the ridge of the roof. The proposed development is contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2015/00180

BHCC Household Waste Recycling Site Modbury Way Hove

Application for variation of condition 3 of application BH2010/03611 (Application for variation of condition 1 of permission BH2008/03960 to allow the additional use of the waste management site as a transfer facility for cardboard and green waste recycling) to allow the importation and transfer of commercial waste through the transfer station at the site.

Applicant: Veolia Environmental Services (South Downs) Ltd

Officer: Mick Anson 292354

Approved on 01/05/15 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.AL-100G, 101D, 102D, 103A, 106D received on the 23rd and 25th September 1997 and LEIG/04/001/A/1, B & C received on 13th and 22nd January 2009 and 21st January 2015.

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

2) UNI

The acoustic fencing positioned along the south western corner of the site shall be retained on site.

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

3) UNI

The premises shall be used for no other purpose than as a Household Waste Recycling Site and transfer facility for street cleansing waste, communal bin operations, cardboard and green waste, and on occasions when the Hollingdean MRF or WTS facility are unavailable or where there are other exceptional operational conditions the site shall also be used as a transfer facility for kerbside collected waste and recyclables (not to exceed 20 days per year, except where agreed in writing by the Local Planning Authority). The premises may also be used as a commercial transfer facility for cardboard and green waste recycling only.

Reason: Due to the proximity of residential properties there is a need to secure control over additional activities on the site in the interests of protecting residential amenity and in accordance with policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

4) UNI

The premises shall be not be open to and in use by the public except between the hours of 0800-1630 hrs on Monday to Fridays, 0830-1330 hrs on Saturdays and 1030-1330 hrs on Sundays and not at any time on Bank Holidays.

Reason: To safeguard residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

Containers receiving waste shall not be emptied on site or collected except between the hours of 0800-1700 hrs Monday to Friday and 0800-1300 hrs on Saturdays and not at any time on Sundays or Bank holidays.

Reason: In the interests of protecting residential amenity and in accordance with policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

6) UNI

Other than street cleansing, no HGVs shall be used for operational purposes except between the hours of 0800-1800 hrs Monday to Friday and 0900-1300 hrs on Saturdays and Sundays and at no time on Bank Holidays.

Reason: In the interests of protecting residential amenity and in accordance with policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

7) UNI

Mechanical shovels and loaders shall only be used between 0800-1800 hrs Monday to Friday and 0900-1300 hrs on Saturdays and Sundays and at no time on Bank or Public Holidays.

Reason: In the interests of protecting residential amenity and in accordance with policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

8) UNI

No vehicles required for the operation of facilities shall be used on the site unless fitted with silencers maintained in accordance with manufacturer's recommendations and specification.

Reason: To safeguard residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.

9) UNI

The tonnage of waste accepted by the civic amenity facility shall not exceed 25,000 tonnes per annum.

Reason: In the interests of protecting residential amenity and in accordance with policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

10) UNI

HGV parking shall be restricted to the area hatched in blue as shown on drawing LEIG/04/001/B received on the 13th January 2009 which shows HGV parking along the eastern side of the waste transfer hall. Any HGV will be either empty or contain dry recyclables only.

Reason: In the interests of protecting residential amenity and in accordance with policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan policies TR1, QD27 and SU10 of the Brighton & Hove Local Plan.

11) UNI

The transfer station loading plant shall be fitted with of a low level reversing safety alarm. Prior to their installation, details of the safety reversing devices shall be submitted to and agreed in writing with the Local Planning Authority and thereafter retained.

Reason: To prevent noise breakout and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

12) UNI

The localised acoustic screen within the central area of the car park shall be retained on site.

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

13) UNI

The 'push wall' along the western facade of the waste transfer building shall be independent from the external building fabric.

Reason: To minimise impact noise breakout and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

14) UNI

All glass, hardcore, asbestos, metal and paper recycling/collection containers shall be sited on the eastern elevation of the centrally positioned acoustic screen.

Reason: To minimise noise and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton and Hove Local Plan.

15) UNI

The shutters and pedestrian doors on the southern elevation of the waste transfer building shall remain closed at all times other than of exit and access and shall be fitted with an automatic closing device.

Reason: To minimise noise and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton and Hove Local Plan.

16) UNI

The 7m high building on the western boundary of the site shall not be used for the siting of waste collection containers.

Reason: To minimise noise and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton and Hove Local Plan.

17) UNI

No materials shall be burnt on site.

Reason: To safeguard residential amenity and in accordance with policy QD27 of the Brighton and Hove Local Plan.

18) UNI

Prior to the use of the additional areas for sales of recycled materials outside of the designated area, a plan shall be submitted indicating the location of the

proposed areas to the Local Planning Authority for approval in writing. The plan as approved shall be implemented in accordance with the agreed details.

Reason: To secure control over activity occurring on the site and in the interests of protecting residential amenity in accordance with policies WMP6 and WLP35 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan and policy QD27 of the Brighton & Hove Local Plan.

19) UNI

Metal items delivered by the public can be placed on the ground prior to loading into waste containers on a permanent basis. No other waste material shall be tipped onto the ground outside of the waste transfer building for storage purposes, sorting or loading into skips.

Reason: To secure control over activity on the site in order to safeguard residential amenity and to prevent ground water pollution in accordance in accordance with policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan and policies SU9 and QD27 of the Brighton & Hove Local Plan.

20) UNI

No mechanical crushing or screening of stone, concrete, bricks, planings, asphalt or hardcore shall take place on the application site.

Reason: To safeguard residential amenity and in accordance with policy QD27 of the Brighton and Hove Local Plan.

21) UNI

The waste containers shall be positioned as shown on drawing LEIG/04/001/C, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To control the level of activity on the site and in accordance with policies WMP6 and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan policies SU9 and QD27 of the Brighton & Hove Local Plan.

22) UNI

Notwithstanding the provisions of Part 4 of Schedule 2 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 fixed plant or machinery, building, or structure shall be erected, installed or replaced within the site without the prior approval in writing by the Local Planning Authority.

Reason: Due to the proximity of the proposed development to residential property there is an exceptional need to secure control over additional plant and machinery in the interests of protecting residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2015/00693

160 Woodland Drive Hove

Alterations to dwelling including creation of 2no dormers to front, creation of pitched roof to existing garage and roof over entrance porch, rendering of front elevation, replacement of existing roof tiles with grey tiles and associated works.

Applicant: Mr Adrian Snook

Officer: Liz Arnold 291709

Refused on 11/05/15 DELEGATED

1) UNI

The proposed dormer windows, by virtue of their excessive size and poor design, which includes large areas of cladding below the proposed windows, are considered to be overly bulky, oversized and poorly related to the existing building. The proposal would result in visually intrusive and bulky additions to the front roofslope of the existing property, and the proposed dormers in conjunction

with the existing front terrace, would add visual clutter to the front roofslope of the dwelling. The resulting development would be of detriment to the character and appearance of the existing property, the Woodland Drive streetscene and the wider area, including the setting of the nearby Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2015/00707

4 Barrowfield Close Hove

Certificate of lawfulness for proposed loft conversion incorporating roof extension, rear dormer and rooflights, erection of single storey rear extension, conversion of garage into habitable space and front porch extension.

Applicant: Mr & Mrs J T Platt

Officer: Luke Austin 294495

Approved on 07/05/15 DELEGATED

BH2015/00710

17 Downside Hove

Erection of extension at first floor level to front elevation with associated roof alterations including raising of ridge height and rooflights with associated external alterations.

Applicant: Mr & Mrs Offer

Officer: Luke Austin 294495

Approved on 27/04/15 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 window on the south elevation serving the dining room of the development hereby approved shall be obscure glazed for that part of the window which is below the level of the bottom sill height of the existing window which it is replacing, and the window shall be fixed shut, and thereafter permanently retained as such thereafter.

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

3) UNI

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

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

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	15-100-10	-	02/03/15

Block Plan and Existing and Proposed Streetscene	15-100-05	-	02/03/15
Existing Plans and Elevations	15-100-03	-	02/03/15
Proposed Plans and Elevations	15-100-00	D	17/04/15

5) 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 samples of the render to the walls and samples of the tiling to the roof.

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

BH2015/00743

18 Rigden Road Hove

Certificate of lawfulness for proposed removal of existing garage and erection of single storey side extension and insertion of timber gate to side. Loft conversion incorporating hip to gable roof extension, creation of rear dormers and insertion of rooflights to front, window to side and revised fenestration.

Applicant: Mrs Esme Hall

Officer: Luke Austin 294495

Approved on 29/04/15 DELEGATED

BH2015/00765

20 Woodland Drive Hove

Erection of single storey front extension.

Applicant: Mr M Isaac

Officer: Astrid Fisher 292337

Approved on 30/04/15 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	ADC741/LP		4th March 2015
Block Plan	ADC741/BP		4th March 2015
Existing Plan	ADC741/01		4th March 2015
Proposed Plan	ADC741/02		4th March 2015

BH2015/00906

28 Orchard Avenue Hove

Erection of first floor side extension with associated roof alterations.

Applicant: Mr & Mrs S Ryan

Officer: Astrid Fisher 292337

Refused on 11/05/15 DELEGATED

1) UNI

The proposed extension, by virtue of its siting, bulk and design, would appear a discordant addition which would create a poor visual contrast with the existing building, and semi-detached pair, and would result in a harmful loss of visual openness at the junction of Orchard Avenue and Orchard Road. The proposal would fail to emphasise and enhance the positive qualities of the local neighbourhood and would be detrimental to the visual amenities of the area, contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2015/00975

Dyke Road Bowling Green Dyke Road Brighton

Application for Approval of Details Reserved by Conditions 21 and 23 of application BH2013/03930.

Applicant: Brighton Open Air Theatre CIO

Officer: Paul Earp 292454

Approved on 06/05/15 DELEGATED

BH2015/00984

21 The Martlet Hove

Certificate of lawfulness for proposed rear dormer.

Applicant: Ian Robbs

Officer: Jason Hawkes 292153

Approved on 13/05/15 DELEGATED

WESTBOURNE

BH2014/03910

45 Walsingham Road Hove

Application for Approval of Details Reserved by Conditions 3,, 5 and 6 of application BH2012/04061

Applicant: Mrs Ingrid Boyd

Officer: Christopher Wright 292097

Approved on 07/05/15 DELEGATED

BH2014/04160

59 & 59A Coleridge Street Hove

Application for approval of details reserved by conditions 3, 11, 12, 13, 15, 16 and 17(i) of application BH2014/01873.

Applicant: Mr Dean Golding

Officer: Christopher Wright 292097

Split Decision on 06/05/15 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 3, 11, 12, 13, 15 and 17(i.) subject to full compliance with the submitted details.

1) UNI17

The details pursuant to condition 16 are NOT APPROVED

2) UNI2

The details submitted pursuant to compliance with condition 16 cannot be approved because the applicant has not demonstrated sound insulation 5dB better the approved document Part E of the Building Regulations. As such the details are contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2015/00007

51 New Church Road Hove

Application for variation of condition 2 of BH2014/00766 (Erection 1 1no three bedroom house (C3) in rear garden with associated parking and landscaping) to permit amendments to the approved drawings to vary the internal layout and dimensions of Western balcony/bedroom.

Applicant: AMF Ltd

Officer: Jason Hawkes 292153

Approved on 28/04/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 19th June 2017.

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

2) UNI

The development shall be implemented in accordance with the details which indicated Ordnance Datum levels of the proposal approved under ref: BH2014/03872.

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

3) UNI

The development shall be implemented in accordance with material samples approved under application ref: BH2014/03872.

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

4) UNI

The development shall be implemented in accordance with the landscaping scheme approved under ref: BH2014/03872.

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

The development shall be implemented in accordance with the cycle parking facilities approved under ref: BH2014/03872. 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

The development shall be implemented in accordance with the details of fences to protect trees on site approved under ref: BH2014/03872. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

10) UNI

Not used.

11) 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.

12) UNI

The first floor windows serving the bathrooms in the side facing elevations 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.

13) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the side and rear elevations of the dwelling 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.

14) 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.

15) 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.

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
Existing Survey Plan	TA783/N02	A	10/03/2014
Existing Street Scene	TA783/N03	A	10/03/2014
Existing Basement Plan	TA783/N04	A	10/03/2014
Existing Ground Floor & First Floor Plan	TA783/N05	A	10/03/2014
Existing Elevations 1	TA783/N06	A	10/03/2014
Existing Elevations 2	TA783/N07	A	10/03/2014
Existing Sections	TA783/N08	A	10/03/2014
As Proposed Floor Plans	D.001		05/01/2015
As Proposed Elevations	D.002		05/01/2015
As Proposed Cross Sections	D.003		05/01/2015

BH2015/00009

51 New Church Road Hove

Application for variation of condition 2 of BH2014/02663 (Conversion of existing house comprising 2no residential units to form 5no self-contained flats (C3), incorporating single storey rear extension with screened roof terrace over, loft conversion with rear dormer and rooflights to sides, additional parking, associated alterations and landscaping) to permit amendments to the approved drawings to form balcony for Flat 5.

Applicant: Mr D Frizzell

Officer: Jason Hawkes 292153

Approved on 24/04/15 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plans	TA783/C01	B	7th August 2014
Existing Site Survey	TA783/C02	A	7th August 2014
Existing Streetscene	TA783/C03	A	7th August 2014
Existing Basement Plan	TA783/C04	A	7th August 2014
Existing Ground and First Floor Plan	TA783/C05	A	7th August 2014
Existing Elevations	TA783/C06	A	7th August 2014
Existing Elevations	TA783/C07	A	7th August 2014
Existing Sections	TA783/C08	A	7th August 2014
Proposed Site Plan	TA783/C10	A	7th August 2014
As Proposed Elevations and Cross Sections	D.002	A	14th April 2015
As Proposed Floor Plans	D.001		5th January 2015

3) UNI

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

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

4) UNI

The 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

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

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

6) UNI

The screen for the approved rear first floor terrace, as indicated on drawing nos.D.001 and D.002, shall be installed prior to the first occupation of Unit 4. The screen shall be retained as such thereafter.

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.

7) 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.

8) UNI

The development shall be implemented in accordance with cycle parking facilities approved under application BH2014/03777. The facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

9) UNI

The development shall be implemented in accordance with the landscaping details approved under application BH2014/03777.

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

10) UNI

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

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

11) UNI

Not used.

12) 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.

13) 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.

BH2015/00046

32 Pembroke Crescent Hove

Replacement of existing roof tiles with concrete roof tiles to front roof slope. (Retrospective)

Applicant: Mr Michael May

Officer: Joanne Doyle 292198

Refused on 12/05/15 DELEGATED

1) UNI

The replacement concrete tiles, by reason of material, size, proportions, fixing, profile and colour significantly harm the character and appearance of the existing property and the setting of the Pembroke and Princes Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan and SPD 9 Architectural Features and SPD12 Design Guide for Extensions and Alterations.

BH2015/00353

4 Lawrence Road Hove

Removal of existing single storey rear extensions and erection of new single storey rear extension.

Applicant: Mr & Mrs Scott and Roz Criddle

Officer: Helen Hobbs 293335

Approved on 23/04/15 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 plan	10		4th February 2015
Existing plans	01		4th February 2015
Existing elevations and section	02		4th February 2015
Proposed plans	04		4th February 2015
Proposed elevations and section	05		4th February 2015

BH2015/00617

99 Montgomery Street Hove

Erection of single storey rear extension.

Applicant: Joanna Stokoe

Officer: Astrid Fisher 292337

Approved on 01/05/15 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Block Plan and Existing Details			24th February 2015
Proposed Plans			24th February 2015

BH2015/00670

9-13 Langdale Road Hove

Application for Approval of Details Reserved by Condition 9 of application BH2014/00956.

Applicant: Mr Jogi Vig

Officer: Jason Hawkes 292153

Approved on 24/04/15 DELEGATED

BH2015/00713

146 Portland Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 1no flat at first floor level.

Applicant: Racey Investments Pension Plan

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 27/04/15 DELEGATED

BH2015/00715

14 Princes Crescent Hove

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

Applicant: Mr Samantha Bailey

Officer: Astrid Fisher 292337

Approved on 11/05/15 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			16th March 2015
Window Sections			18th March 2015
Window Diagrams			2nd March 2015
Window Profile			16th March 2015

BH2015/00794

Ground Floor 4 Langdale Road Hove

Erection of single storey rear extension.

Applicant: Mrs Amanda Hastings

Officer: Luke Austin 294495

Approved on 06/05/15 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 and Block Plans	1051561/010	-	06/03/2015
Existing Ground Floor Plan/ West Elevation	1051561/010	-	06/03/2015
Existing Elevations	1051561/011	-	06/03/2015
Existing Sections	1051561/012	-	06/03/2015
Proposed Ground Floor Plan/West Elevation	1051561/020	-	06/03/2015
Proposed Elevations	1051561/021	-	06/03/2015
Proposed Sections	1051561/022	-	06/03/2015

BH2015/00804

12 Aymer Road Hove

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

BH2014/03765.

Applicant: Mrs Elaine Wolf
Officer: Helen Hobbs 293335
Approved on 27/04/15 DELEGATED

BH2015/00829

Flat 5 7 Pembroke Crescent Hove

Replacement of existing fixed rooflight with velux conservation rooflight and replacement of balcony windows and door with timber units.

Applicant: Kirsty Johnston
Officer: Haydon Richardson 292322

Approved on 08/05/15 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 submitted details; all new windows and door shall be off-white painted softwood with concealed trickle vents and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan	-	-	6/3/15
Existing and Proposed Front elevation	-	-	6/3/15
Proposed Balcony door and casement window design	-	-	6/3/15
Proposed Window profile and joinery details	-	-	6/3/15
Proposed Balcony door profile and joinery details	-	-	6/3/15
Conservation Rooflight specification details	-	-	6/3/15
Proposed Conservation Rooflight joinery details GGL-EDZ-0114-1001	-	6/3/15	

BH2015/01020

29 Braemore 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 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr Christopher Whent
Officer: Haydon Richardson 292322

Prior approval not required on 01/05/15 DELEGATED

BH2015/01074

18 Reynolds Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.995m, and for which the height of the eaves would be 2.795m.

Applicant: Mrs Aime Krumins

Officer: Astrid Fisher 292337

Prior approval not required on 05/05/15 DELEGATED

WISH

BH2015/00037

244 New Church Road Hove

Creation of new vehicular crossover.

Applicant: Mrs Julie Cully

Officer: Helen Hobbs 293335

Approved on 07/05/15 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 plan			13th January 2015
Proposed plan			13th January 2015
Site plan			13th January 2015
Block plan			7th January 2015

BH2015/00327

148 New Church Road Hove

Erection of single storey rear extension.

Applicant: Mr Andrew Cooper

Officer: Mark Thomas 292336

Approved on 07/05/15 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	-	-	20th April 2015
Existing details	01	-	2nd February 2015
Existing details	02	-	2nd February 2015
Proposed elevations	04	Rev. C	20th February 2015
Proposed floor plan and sections	03	Rev. C	20th April 2015

BH2015/00510

47 Portland Villas Hove

Certificate of lawfulness for proposed demolition of existing conservatory and erection of single storey rear extension.

Applicant: Mrs Claire Ford

Officer: Astrid Fisher 292337

Refused on 01/05/15 DELEGATED

1) UNI

The proposed extension would adjoin an existing extension and a garage, and the resultant structure would have a depth of more than 6.35 metres. The resultant structure projects beyond a wall forming a side elevation of the original dwellinghouse, and would have an overall width greater than half the width of the original dwellinghouse. The development would not therefore be permitted by the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A, A.1 (ea) and A.1 (h) as amended.

2) UNI2

The height of the eaves of the proposed extension would exceed the height of the eaves of the existing dwellinghouse. The development would not therefore be permitted by the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A, A.1 (c) as amended.

3) UNI3

The plans do not indicate if the materials would be of a similar appearance to the existing dwelling house. Therefore it has not been demonstrated that the development would comply with Schedule 2, Part 1, Class A, A.3 (a) of the Order.

BH2015/00522

Hove Deep Sea Anglers Club Western Esplanade Hove

Erection of diesel winch house.

Applicant: Andrew Buttress

Officer: Adrian Smith 290478

Approved on 05/05/15 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 clubhouse building and beach lockers adjacent.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	12/03/2015
Proposed floor plans and elevations	One	-	17/02/2015

BH2015/00530

14 Braemore Road Hove

Demolition of existing outhouse and erection of single storey rear extension.

Applicant: Mr Ross Lynch

Officer: Luke Austin 294495

Approved on 28/04/15 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
Block/Location Plan	100	-	17/02/2015
Existing Ground Floor Plan	1404_200	A	03/03/2015
Proposed Ground Floor Plan	1404_210	B	03/03/2015
Existing First Floor Plan	1404_201	A	03/03/2015
Proposed First Floor Plan	1404_211	B	03/03/2015
Existing Roof Plan	1404_250	A	03/03/2015
Proposed Roof Plan	1404_260	B	03/03/2015
Existing Elevations - Elevation A	1404_401	A	03/03/2015
Existing Elevations - Elevation B	1404_402	A	03/03/2015
Proposed Elevations -	1404_412	B	03/03/2015

Elevation B			
Existing Elevations - Elevation C	1404_403	A	03/03/2015
Proposed Elevations - Elevation C	1404_413	A	03/03/2015
Existing Sections - Section A-A	1404_301	A	03/03/2015
Proposed Sections - Section A-A	1404_311	B	03/03/2015
Existing Sections - Section B-B	1404_302	A	03/03/2015
Proposed Sections - Section B-B	1404_312	B	03/03/2015
Existing Sections - Section C-C	1404_303	A	03/03/2015
Proposed Sections - Section C-C	1404_313	A	03/03/2015

BH2015/00567

1 Welbeck Avenue Hove

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating 2 no. dormers to side roof slopes.

Applicant: Mr P Worley

Officer: Haydon Richardson 292322

Split Decision on 13/05/15 DELEGATED

1) UNI

1. The proposed dormers are permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

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

2) UNI2

1. The rear extension is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended. The extension would extend beyond a wall forming a side elevation of the original dwelling house and would have a width greater than half the width of the original dwellinghouse (A.1 (h)), and the exterior materials would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (A.3 (a)).

BH2015/00653

46 Berriedale Avenue Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, insertion of 4 no front rooflights, side window, creation of rear dormer with juliette balcony and removal of chimney.

Applicant: Mr Alan McCarthy

Officer: Astrid Fisher 292337

Approved on 23/04/15 DELEGATED

BH2015/00771

12 Jesmond Road Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Hall
Officer: Luke Austin 294495
Approved on 13/05/15 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 Plans	AC/12JR/03	-	05/03/2015
Existing Elevations and Plans	AC/12JR/01	-	05/03/2015
Proposed Elevations and Plans	AC/12JR/04	-	05/03/2015

BH2015/00814

57 Boundary Road Hove

Installation of steel roller shutter to shopfront.

Applicant: Mr Rajesh Kaushal & Mr Said El Faghloumi

Officer: Haydon Richardson 292322

Refused on 01/05/15 DELEGATED

1) UNI

The proposed external housing box is of a bulky appearance and would project forward of the fascia above, forming an unsympathetic addition. The drawings indicate that the guidance channels would be affixed to the front of the pillars to either side of the shopfront and would therefore be visible rather than concealed. The proposal does not demonstrate that it has been sought to minimise the visual impact of the proposed grilles and housing and does not comply with the guidance set out in SPD02. The proposed development is contrary to policy QD10 of the Brighton and Hove Local Plan.

BH2015/01173

4 Rothbury 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 4m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.6m.

Applicant: Mr M Bishop

Officer: Astrid Fisher 292337

Prior approval not required on 06/05/15 DELEGATED

Withdrawn Applications