

**Application No: BH2015/03524**

Mr Andrew Page  
Page Partnership  
18 Middleton Avenue  
Hove  
BN3 4PJ

**BRIGHTON AND HOVE CITY COUNCIL**  
**Town and Country Planning Act 1990**  
**PERMISSION TO DEVELOP LAND**

**IN PURSUANCE** of their power under the above-mentioned Act, the Council hereby notify you that they **PERMIT** the following development:

**Situation: 69 Valley Drive Brighton**

**Description: Erection of single storey rear extension with terrace above and erection of first floor rear extension with associated alterations.**

In accordance with the application and plans (as modified by any under mentioned conditions) submitted to the Council on 01 October 2015 and SUBJECT to compliance with any condition(s) specified hereunder:

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing ground floor plan	01	-	01/10/15
Existing first floor plan	02	-	01/10/15
Existing roof plan and site plan	03	-	01/10/15
Existing west and east elevations and site section	04	-	01/10/15
Existing north and south elevations	05	-	01/10/15
Proposed ground floor plan	11	-	01/10/15
Proposed first floor plan	12	-	01/10/15
Proposed roof plan and site plan	13	-	01/10/15
Proposed west and east elevations and site section	14	B	17/03/16

Proposed north and south elevations	15	-	01/10/15
Site Location Plan and Block Plan	16	-	01/10/15

- 3 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 The first floor privacy screen to the eastern edge of the terrace hereby approved shall be of obscure glazing and shall be retained thereafter. The terrace shall not be brought into use until the 1.8m screen is installed.  
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.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision to grant Planning Permission has been taken:

(i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:  
The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

QD14 Extensions and alterations  
QD27 Protection of Amenity

Supplementary Planning Documents:

SPD12 Design Guide for Extensions and Alterations

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development;  
and

(ii) for the following reasons:-

The proposed extensions would not harm the appearance of the property, the

wider area or the amenities of adjacent occupiers, in accordance with development plan policies.

Dated this 29 March 2016



Rob Fraser  
Acting Head of City Planning and Development  
For Executive Director Environment, Development & Housing

**NOTICE** is given that Section 35 of the East Sussex Act 1981 may apply to this development. This gives Local Authorities the power to reject applications deposited under the Building Regulations, unless after consultation with the fire authority they are satisfied that the plans show adequate means of access for the fire service.

NOTE: This decision does not give approval of plans for the purposes of the Building Regulations 1991. If an application for such approval has been made a decision has or will be given separately.

