

**PLANS LIST 08 AUGUST 2012****BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING &**  
**PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN**  
**IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION****PATCHAM****BH2012/00392****130-136 Old London Road Brighton**

External alterations to front elevation including rebuilding of front wall, repointing and replacement of existing timber window.

**Applicant:** A & A Construction Group Ltd

**Officer:** Pete Campbell 292359

**Approved on 16/07/12 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) BH13.02**

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

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

**3) UNI**

No works shall take place until samples of the materials (including flint, brick and mortar) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority, unless the materials to be used have been entirely reclaimed from the existing property. The works shall be carried out in strict accordance with the approved details.

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

**4) UNI**

The window to be replaced should be an exact like for like replacement unless large scale detailed drawings are submitted to and 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.*

**BH2012/00813****Maycroft & Parkside London Road & 2-8 Carden Avenue Brighton**

Application for Approval of Details Reserved by Conditions, 9, 12, 17, 18 and 19 of application BH2011/03358.

**Applicant:** Hallmark Care Homes

**Officer:** Liz Arnold 291709

**Approved on 04/07/12 DELEGATED**



**BH2012/01063**

**16 Mayfield Crescent Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr Adam Hughes

**Officer:** Pete Campbell 292359

**Refused on 03/07/12 DELEGATED**

**1) UNI**

The proposed extension by reason of its design, height and massing in close proximity to the boundary would adversely impact upon the appearance and character of the property and harm the amenity of neighbouring occupants at no.14 Mayfield Crescent by virtue of causing a loss of light and an overbearing impact upon the neighbouring conservatory. The application is thereby contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/01130**

**27 Solway Avenue Brighton**

Certificate of lawfulness for loft conversion incorporating hip to gable extension, rear dormer with Juliette balconies, new rooflights to front elevation and new door and garden access at ground floor rear.

**Applicant:** Mr Billy Boyle

**Officer:** Louise Kent 292198

**Approved on 06/07/12 DELEGATED**

**BH2012/01286**

**131 Mackie Avenue Brighton**

Demolition of existing rear single storey conservatory and erection of a new ground floor single storey rear extension with pitched roof and rooflights and installation of new window to side elevation.

**Applicant:** Gary Pont

**Officer:** Wayne Nee 292132

**Approved on 11/07/12 DELEGATED**

**1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing ground floor plan and existing elevations	2153.01		03-05-12
Site plan	2153.02		03-05-12
Proposed ground floor plan and proposed section AA	2153.03		03-05-12
Proposed elevations	2153.04		03-05-12

**BH2012/01329****9 The Priory London Road Patcham Brighton**

Replacement of existing Aluminium windows with UPVC windows.

**Applicant:** David Price**Officer:** Pete Campbell 292359**Approved on 12/07/12 DELEGATED****1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Window section drawings			02/05/2012
Window detail information			16/05/2012
Windows brochure			16/05/2012
Supporting photographs			16/05/2012
Site location plan			16/05/2012

**BH2012/01436****26 Stoneleigh Close Brighton**

Loft conversion incorporating front dormer and rear dormer. New side window at ground floor level.

**Applicant:** Mrs D Penrose**Officer:** Chris Swain 292178**Refused on 03/07/12 DELEGATED****1) UNI**

The proposed rear dormer would result in significant overlooking and loss of privacy towards adjoining properties, to the detriment of their residential amenity and contrary to policies QD14 and QD27 of the Brighton &amp; Hove Local Plan.

**2) UNI2**

The proposed dormers, by reason of their scale, proportions, positioning and design detract from the appearance and character of the property, unbalancing the pair of semi-detached properties and harming the visual amenity of the street scene, contrary to policy QD14 of the Brighton &amp; Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

**BH2012/01451****9 Brangwyn Drive Brighton**

Erection of two storey front extension and associated works.

**Applicant:** Mr Stephen & Mrs Lucy Grant**Officer:** Liz Arnold 291709**Refused on 06/07/12 DELEGATED****1) UNI**

The proposed extension, by virtue of its design, projection and siting, is considered to relate poorly to the existing gable-end front feature and is considered to result in an unsympathetic addition to the front elevation of the property, of detriment to the visual amenities of the parent property, the Brangwyn Drive and The Close street scenes and the wider area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton &amp; Hove Local

Plan.

**2) UNI2**

The proposed extension would have a significant adverse impact upon the amenities of the northern neighbouring property, no. 7 Brangwyn Drive, especially with regards to loss of sunlight/daylight and outlook, as a result of its projection and positioning in respect of a neighbouring window. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**PRESTON PARK**

**BH2012/00621**

**Garden Flat 6 Florence Road Brighton**

Erection of single storey rear extension and associated alterations.

**Applicant:** Ms Martina Pickin

**Officer:** Sue Dubberley 293817

**Approved on 13/07/12 PLANNING COMMITTEE**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1010/P/001, 101, 102, 103, 104, 105 received on 1st March 2012.

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

**2) 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.*

**BH2012/00801**

**128 Beaconsfield Villas Brighton**

Raised timber decking to rear. (Retrospective)

**Applicant:** Mr Gordon MacColl

**Officer:** Liz Arnold 291709

**Refused on 03/07/12 PLANNING COMMITTEE**

**1) UNI**

The rear terrace, due to its elevated height and its location near to the northern boundary of the site with no. 130 Beaconsfield Villas, represents an overbearing addition and un-neighbourly development for the residents of this neighbouring property by reason of increased overlooking, loss of privacy and disturbance at an elevated position. The development is therefore of detriment to the amenities of this neighbouring property. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The rear terrace, due to its elevated height represents an overbearing addition for the residents of southern and eastern neighbouring properties by reason of an increased sense of overlooking and loss of privacy, and therefore is of detriment to the amenities of these neighbouring properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed screening to the north of the terrace (as shown on the plans rather than as installed on site) would have an adverse impact upon the amenities of the occupiers of the upper level of 130 Beaconsfield Villas with regards to loss of light/sunlight and outlook. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/01356****22 Grantham Road Brighton**

Formation of access stairs from ground floor to garden (part retrospective).

**Applicant:** Mr David Derkson

**Officer:** Wayne Nee 292132

**Approved on 17/07/12 DELEGATED**

**1) UNI**

The access platform and the staircase to the garden hereby approved shall be used for access or maintenance purposes only. Access to the remainder of the flat roof over the extension shall be for maintenance purposes only. The platform, staircase and remainder of the flat roof over the extension 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.*

**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
Proposed detail rear elevation & sections	0012/PL/121		03 May 2012
Proposed rear elevations & sections	0012/PL/120		03 May 2012
Pre-existing block plan	0012/PL/001A		21 May 2012
Proposed block plan	0012/PL/002A		21 May 2012
Staircase photos as built	0012/PL/003A		21 May 2012
Plans as built	0012/PL/010A		21 May 2012
Pre-existing plans	0012/PL/011		21 May 2012
Rear elevation & sections as built	0012/PL/020A		21 May 2012
As built detail rear elevation & sections	0012/PL/021A		21 May 2012
Pre-existing rear elevation & sections	0012/PL/022		21 May 2012

**BH2012/01463****62 Stanford Avenue Brighton**

Loft conversion creating new bedroom with ensuite incorporating 5no new rooflights and 1no replacement rooflight. Alterations at ground and first floor level to rear of property including, installation of new garden steps and replacement balcony.

**Applicant:** Mr A Nikapota

**Officer:** Wayne Nee 292132

**Approved on 17/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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.*

Report from: 28/06/2012 to: 18/07/2012

### 3) UNI

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

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

### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans	0184.EXG.001A		14 May 2012
Existing section & elevations	0184.EXG.002		14 May 2012
Proposed plans	0184.PL.001C		22 May 2012
Proposed sections	0184.PL.002C		22 May 2012
Proposed elevations	0184.PL.003C		22 May 2012

### **BH2012/01480**

#### **61 Beaconsfield Road Brighton**

Certificate of lawfulness for a proposed loft conversion incorporating rear dormer and rooflight to front roof slope.

**Applicant:** John Panteli

**Officer:** Louise Kent 292198

**Approved on 11/07/12 DELEGATED**

### **BH2012/01580**

#### **174 Balfour Road Brighton**

Non Material Amendment to BH2011/01301 to 1 additional rooflight.

**Applicant:** Mrs Jane Dunne

**Officer:** Liz Arnold 291709

**Approved on 10/07/12 DELEGATED**

### **REGENCY**

### **BH2011/01511**

#### **14 Montpelier Crescent Brighton**

Conversion of house in multiple occupation (sui generis) to single dwelling house (C3). External alterations including new door and windows to existing rear extension with creation of roof terrace above, installation of railings to front perimeter walls and repair works. (Part retrospective).

**Applicant:** Mr Richard Eason

**Officer:** Steven Lewis 290480

**Approved on 13/07/12 DELEGATED**

#### **1) BH13.02**

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

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

#### **2) BH13.06**

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 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.*

**3) BH13.11**

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

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

**4) BH13.13**

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

**5) UNI**

Within 3 months of the date of this permission or unless otherwise agreed in writing, details of the proposed balustrade serving the rear balcony/terrace including 1:5 scale details shall be submitted to the local planning authority in writing and the works shall be carried out and completed fully in accordance with the details and maintained as such thereafter.

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

**6) UNI**

Within six months of the date of this permission or unless otherwise agreed in writing, a scheme for the storage of refuse and recycling shall be 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.*

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	1294/SP/01		25/05/2011
Site Plan	1294/SP/02		25/05/2011
Existing Floor Plans	1294/P/01 E11		08/07/2011
Proposed Floor Plans			04/2012
Ground Floor Rear Extension internal opening			11/04/2012
Fireplace opening			19/04/2012
Revised proposed view of rear extension (west wall)			29/01/2012
Revised Proposed Gate Detail			13/09/2011
Inner doorway at ground floor and door design			13/09/2011
Rear elevation			02/08/2011
Door ground floor rear extension			02/08/2011

Report from: 28/06/2012 to: 18/07/2012



Final Design			02/08/2011
Pipe works photographs			02/08/2011
Gate photographs			13/09/2011
Existing rear elevation			08/07/2011
Existing view of rear extension			08/07/2011
Proposed sash window for rear elevation			08/07/2011

### 8) UNI

Within six months of the date of this permission or unless otherwise agreed in writing, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

### 9) UNI

Within 3 months of the date of this permission or unless otherwise agreed in writing, details of the new sash windows' joinery and their reveals and cills 1:1 sections shall be submitted to the local planning authority in writing and the works shall be carried out and completed fully in accordance with the details and maintained as such thereafter, and the windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents.

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

### 10) UNI

Within 3 months of the date of this permission or unless otherwise agreed in writing, large scale details of the new lobby screen, drawn at 1:1 scale shall be submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing. The joinery mouldings of the doors and windows shall match those of the originals.

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

### 11) UNI

Within 3 months of the date of this permission or unless otherwise agreed in writing, details all fireplaces to be installed shall be submitted to and approved by the Local Planning Authority and fitted in accordance with the approved details and thereafter retained. The design of the ground floor fireplace shall be based upon the surviving first floor fireplaces.

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

### 12) UNI

Within 3 months of the date of this permission or unless otherwise agreed in writing, details of outlining the method of repair and restoration of the front entrance steps shall be submitted to and approved 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.*

### 13) UNI

The gate piers and pier caps shall be reinstated to match exactly the originals in accordance with the approved drawings and the front entrance gate shall match exactly that of 2 Montpelier Crescent and shall be fitted with a mortice lock. The

new railings shall be seated in lead caulking in the traditional manner and shall have a mortice lock type latch. Within 3 months of the date of this permission, the following details of the new railings and gate shall be submitted to the local planning authority in writing:-

- i) 1:1 scale cross section of the toprail of the railings and 1:1 scale elevation of the railings spear points;
- ii) 1:1 scale details of the mortice lock and hinges of the gate;  
and the works shall be carried out and completed fully in accordance with approved details.

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

## **BH2011/01512**

### **14 Montpelier Crescent Brighton**

External alterations including new door and windows to existing rear extension with creation of roof terrace above and installation of railings to front perimeter walls. Internal alterations to layout of building and repair works. (Part retrospective).

**Applicant:** Mr Richard Eason

**Officer:** Steven Lewis 290480

**Approved on 12/07/12 DELEGATED**

#### **1) BH13.02**

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

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

#### **2) BH13.06**

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 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.*

#### **3) BH13.11**

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

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

#### **4) BH13.13**

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

#### **5) UNI**

Within 3 months of the date of this permission or unless otherwise agreed in writing, details of the new sash windows' joinery and their reveals and cills 1:1 sections shall be submitted to the local planning authority in writing and the works shall be carried out and completed fully in accordance with the details and maintained as such thereafter, and the windows shall be single glazed painted

timber vertical sliding sashes with concealed trickle vents.

*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 3 months of the date of this permission or unless otherwise agreed in writing, details of outlining the method of repair and restoration of the front entrance steps shall be submitted to and approved 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.*

**7) UNI**

The gate piers and pier caps shall be reinstated to match exactly the originals in accordance with the approved drawings and the front entrance gate shall match exactly that of 2 Montpelier Crescent and shall be fitted with a mortice lock. The new railings shall be seated in lead caulking in the traditional manner and shall have a mortice lock type latch. Within 3 months of the date of this permission, the following details of the new railings and gate shall be submitted to the local planning authority in writing:-

- i) 1:1 scale cross section of the top rail of the railings and 1:1 scale elevation of the railings spear points;
  - ii) 1:1 scale details of the mortice lock and hinges of the gate;
- and the works shall be carried out and completed fully in accordance with approved details.

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

**8) UNI**

Within 3 months of the date of this permission or unless otherwise agreed in writing, large scale details of the new lobby screen, drawn at 1:1 scale shall be submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing. The joinery mouldings of the doors and windows shall match those of the originals.

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

**9) UNI**

Within 3 months of the date of this permission or unless otherwise agreed in writing, details all fireplaces to be installed shall be submitted to and approved by the Local Planning Authority and fitted in accordance with the approved details and thereafter retained. The design of the ground floor fireplace shall be based upon the surviving first floor fireplaces.

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

**10) UNI**

Within 3 months of the date of this permission or unless otherwise agreed in writing, details of the proposed balustrade serving the rear balcony / terrace including 1:5 scale details shall be submitted to the local planning authority in writing and the works shall be carried out and completed fully in accordance with the details and maintained as such thereafter.

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

**BH2012/00486****23 Russell Square Brighton**

Replacement of existing window and doors with timber windows and doors to front elevation.

**Applicant:** Mr Yiannis Stylianou

**Officer:** Robert McNicol 292322

**Approved on 12/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The works hereby permitted shall be completed within three months of the date of this permission unless otherwise agreed in writing by the local planning authority.

**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
Revised architrave detail			02 July 2012
Existing and proposed elevations			21 February 2012
Elevation - ground floor window			21 February 2012
Elevation - 1st floor balcony doors			31 May 2012
Elevation - 2nd floor window			21 February 2012
Elevation - 3rd floor window			21 February 2012
Typical section of box and sash stile			21 February 2012
Typical section through meeting rail and bar			21 February 2012
Typical section through cill and bottom rail (window)			21 February 2012
Section through bottom rail and cill (door)			31 May 2012
Typical section through door jamb and stile			31 May 2012
Section through transom and head			31 May 2012
Typical section through meeting stiles			21 February 2012

**BH2012/00487****23 Russell Square Brighton**

Replacement of existing windows and doors with timber windows and doors to front elevation.

**Applicant:** Mr Yiannis Stylianou

**Officer:** Robert McNicol 292322

**Approved on 12/07/12 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.*

**BH2012/00786****Regency Square Car Park Regency Square Brighton**

Refurbishment of car park and alterations to entrance and exit points, including erection of glass enclosure to existing stairs at northern end and new vehicle access and pedestrian gates.

**Applicant:** Mr Austen Hunter

**Officer:** Steven Lewis 290480

**Approved on 09/07/12 DELEGATED**

**1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	GEN222/001A		14/03/2012
Block Plan	GEN222/002A		14/03/2012
Existing Plans	GEN222/003		14/03/2012
Proposed Plans & Views	GEN222/004B		14/03/2012
Existing North Entrance Views C to F	GEN222/005		14/03/2012
Proposed North Entrance Views C to F	GEN222/006A		14/03/2012

**BH2012/00788****94 Montpelier Road Brighton**

Installation of new gate to front and railings to existing front and side boundary walls.

**Applicant:** Dr Susan Greenwood

**Officer:** Mark Thomas 292336

**Approved on 28/06/12 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 and gate 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.*

**BH2012/00789****94 Montpelier Road Brighton**

Installation of new gate to front and railings to existing front and side boundary walls.

**Applicant:** Dr Susan Greenwood

**Officer:** Mark Thomas 292336

**Approved on 28/06/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The railings and gate 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 development hereby permitted shall 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>
Elevations, section and site plan	Drawing 1		26th June 2012
Large scale detail and sections	Drawing 2		26th June 2012

**BH2012/00810**

**Car Park Site Clifton Hill Brighton**

Application for variation of condition 16 of decision BH2010/02259 to allow the new houses scheme to remain without the first floor window louvres in place to those units fronting Clifton Hill.

**Applicant:** River Oaks Homes Ltd

**Officer:** Jason Hawkes 292153

**Refused on 04/07/12 DELEGATED**

**1) UNI**

The original appeal decision for the construction of the five houses required the louvres to be retained along with other measures to protect the amenity of adjacent properties. Having regard to the original appeal decision and the resulting overlooking and loss of privacy caused by the lack of the louvres, the scheme is detrimental to the amenity of adjacent properties. The variation of the condition to allow the removal of the louvres is therefore seen as unacceptable and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/01057**

**62 West Street & 2 Boyces Street Brighton**

Erection of a dummy pitched roof on part of 62 West Street fronting Boyces Street to facilitate the erection of a structure with sails over the upper terrace. Replacement of the upper terrace fire escape staircase. Revised fenestration at first floor level and general internal alterations and refurbishment.

**Applicant:** Proverb 28 Ltd

**Officer:** Jason Hawkes 292153

**Refused on 04/07/12 DELEGATED**

**1) UNI**

Notwithstanding the lack of details, the proposed 'sail' structures, by virtue of their size, form and materials would fail to relate to the scale, form and materials of the roof of the listed building. Additionally, the false roof pitches are an inappropriate mock-feature that do not respect the design integrity of this group of buildings. These alterations do not possess any innate design quality and cause clear harm to the character and appearance of the listed building and the Old Town Conservation Area. The scheme is therefore deemed contrary to policy HE1 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The applicant has failed to demonstrate, that the proposal will not be significantly detrimental to the amenity of neighbouring properties by way of noise nuisance. The proposal is therefore contrary to policies SU10 and QD27 of the Brighton &

Hove Local Plan.

**BH2012/01058**

**62 West Street & 2 Boyces Street Brighton**

Erection of dummy pitched roof on part of 62 West Street fronting Boyces Street to facilitate the erection of a structure with sails over the upper terrace. Replacement of the upper terrace fire escape staircase.

**Applicant:** Proverb 28 Ltd

**Officer:** Jason Hawkes 292153

**Refused on 04/07/12 DELEGATED**

**1) UNI**

Notwithstanding the lack of details, the proposed 'sail' structures, by virtue of their size, form and materials would fail to relate to the scale, form and materials of the roof of the listed building. Additionally, the false roof pitches are an inappropriate mock-feature that do not respect the design integrity of this group of buildings. These alterations do not possess any innate design quality and cause clear harm to the character and appearance of the listed building. The scheme is therefore deemed contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2012/01106**

**Flat 1 27 St Michaels Place Brighton**

Replacement of existing single glazed wooden sash window with double glazed wooden bi-folding doors to the rear.

**Applicant:** Mr Jon Heffernan

**Officer:** Helen Hobbs 293335

**Approved on 09/07/12 DELEGATED**

**1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Floor Plans and Site Plan	1		12th April 2012
Existing and Proposed Elevations	SKE-001		14th March 2012

**3) UNI**

The replacement timber doors should be painted black within 3 months of their instalment.

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

**BH2012/01242**

**84-85 Western Road Brighton**

Display of internally illuminated fascia signs, externally illuminated projecting sign and awnings. (Part retrospective)

**Applicant:** Caffè Nero

**Officer:** Steven Lewis 290480

**Approved on 09/07/12 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.*

**BH2012/01243**

**84 - 85 Western Road Brighton**

Installation of new shop front and awnings. (Part retrospective)

**Applicant:** Caffe Nero

**Officer:** Steven Lewis 290480

**Approved on 09/07/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Layout	CN532-100		10/05/2012
Proposed Layout	CN532-101D		10/05/2012
Flooring Layout	CN532-201D		10/05/2012
Proposed Finishes & Graphics	CN532-401D		10/05/2012
Ceiling & Power Layout	CN532-301D		10/05/2012
Existing Shop Front	CN532-600B		16/05/2012
Proposed Shopfront - Awnings Up	CN532-601B		16/05/2012
Proposed Shopfront - Section Detail	CN532-602		16/05/2012
Internal Elevations	CN532-701B		10/05/2012
Internal Elevations	CN532-702B		10/05/2012
Site Plan	OI410050		10/05/2012

## **2) UNI**

Notwithstanding the present development on site, within 2 months of the date of this permission and unless otherwise agreed in writing; the shop front shall be completed including the corbels shown on the approved drawings and thereafter retained as such.

*Reason: In the interests of the appearance of the conservation area, to ensure a satisfactory appearance to the development and to accord with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

## **BH2012/01376**

### **16 Preston Street Brighton**

Application for removal of condition 15 of application BH2010/00526 which states that: No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

**Applicant:** Mr F Miah

**Officer:** Guy Everest 293334

**Approved on 18/07/12 DELEGATED**

## **1) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

## **2) UNI**

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

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

### **3) UNI**

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

### **4) UNI**

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

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

### **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no new-build residential development (to the Little Preston Street frontage) shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.*

### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1106/P01 & 1106/P02 received on 7th November 2006 and approved drawings no. 1106/P04D & 1106/P05C received on 22nd January 2007.

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

### **7) 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.*

### **8) UNI**

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply*

*with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**9) UNI**

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

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

**10) UNI**

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

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

**11) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of permission BH2010/00526 (19th April 2010).

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

**12) UNI**

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

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

**BH2012/01431**

**25 Borough Street Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Nick Parkhouse

**Officer:** Robert McNicol 292322

**Approved on 13/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan, as existing block plan, existing ground floor & roof plans	BS25PRO/01		21 May 2012
Existing & proposed rear elevation, side elevation & section	BS25PRO/02A		11 July 2012
Proposed block plan, ground floor & roof plans	BS25PRO/03		21 May 2012

### **BH2012/01446**

#### **Flat 2 84-85 Western Road Brighton**

Conversion of existing four bedroom top floor flat into 1no one bedroom and 1no two bedroom self-contained flats.

**Applicant:** HR Developments Ltd

**Officer:** Steven Lewis 290480

**Approved on 09/07/12 DELEGATED**

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

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

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

#### **2) BH02.07**

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

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

#### **3) BH04.01A**

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

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

#### **4) BH05.03A**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating 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.*

#### **5) BH05.04A**

Unless otherwise agreed in writing by the Local Planning Authority, none of the

residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

**6) BH06.05**

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

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

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and Block Plan			11/05/2012
Existing and Proposed Floor Plans	947/01		11/05/2012
Bin and Cycle Rack Details	947/02		11/05/2012

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

**BH2011/02675**

**Buckingham Lodge Buckingham Place Brighton**

Application to extend time limit for implementation of previous approval BH2008/00319 for construction of one additional storey to form 6no 1 bedroom flats and conversion of 2no existing garages into a bin/cycle storage area.

**Applicant:** Mr Colin Brace

**Officer:** Sue Dubberley 293817

**Approved after Section 106 signed on 29/06/12**

**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 no.BRG 100-0 received on 8 September 2011.

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

**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 and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

The external architectural detailing of the development; including windows, doors, balustrades, Juliet balconies, down pipes, brick patterns, copings, canopies and

fascias, shall match the existing building in all respects, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory finish to the development and to enhance the character and appearance of the area, in accordance with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

**5) 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.*

**6) UNI**

Prior to first occupation of the development the sustainability measures set out in the Supporting Statement submitted with this application including the proposed solar powered water heating panels, low flow aerated taps, water efficient toilets, condensing gas fire boilers and AA rated white goods shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that development is sustainable and makes efficient use of energy, water and materials and in accordance with policies SU2 and SU16 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 16 - Energy efficiency and renewable energy.*

**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**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.*

**9) UNI**

Prior to the commencement of the development, a scheme for suitable tree planting shall be submitted to and approved in writing by the Local Planning Authority. The tree planting shall be carried out in strict accordance with the approved details prior to the first occupation of the residential units and shall thereafter be retained to the satisfaction of the Local Planning Authority.

*Reason: To preserve and enhance the setting of the adjacent listed buildings and the development and to accord with policies QD15, HE3 and QD27 of the Brighton & Hove Local Plan.*

## **10) UNI**

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

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

## **11) UNI**

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 need of households and to comply with policy HO13 of the Brighton & Hove Local Plan.*

## **BH2011/03714**

### **34 35 & 36 Trafalgar Street Brighton**

Change of use of No's 34 and 35 from retail units (A1) to public house (A4) and incorporated into existing public house at No 36, with internal alterations to trading area.

**Applicant:** Harveys Brewery

**Officer:** Jonathan Puplett 292525

**Approved on 04/07/12 PLANNING 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 location plan and block plan received on the 6th of December 2011, the mechanical ventilation specification documents and drawing no. 12-129D1 (kitchen layout) received on the 8th of March 2012, drawing no. TLN 2012/1 received on the 15th of May 2012 and drawing no. TLN2012/2 received on the 22nd of May 2012.

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

### **3) UNI**

The enlarged public house hereby approved shall not be open to the public except between the hours of 10.00 and 00.30 Monday to Thursday, 10.00 and 01.30 Friday and Saturday, and 11.00 and 23.30 on Sunday.

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

### **4) UNI**

The Trafalgar Lane access door annotated as 'fire escape' on drawing no. TLN2012/2 shall be for emergency purposes only and shall not be used for regular access and egress.

*Reason: In order to protect the amenity of neighbouring residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **5) 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 policies TR1 and TR14 of the Brighton & Hove Local Plan.*

#### **6) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present.

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

#### **7) UNI**

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

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

#### **8) UNI**

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

#### **9) UNI**

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

*Reason: To safeguard the amenities of the occupiers of the first floor flats of nos. 34 and 35 Trafalgar Street and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **10) UNI**

Delivery vehicles shall only stop on Trafalgar Street and loading and unloading of delivery vehicles shall only take place on Trafalgar Street. No such activities shall take place on Trafalgar Lane.

*Reason: To ensure that Trafalgar Lane is not blocked by such activities and to avoid disturbance associated with such activities occurring on Trafalgar Lane, and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.*



**BH2012/00673**

**The Open Market Marshalls Row & Francis Street Brighton**

Application for Approval of Details Reserved by Condition 20 of application BH2010/03744.

**Applicant:** Hyde Group & The Brighton Open Market CIC

**Officer:** Kate Brocklebank 292175

**Approved on 18/07/12 DELEGATED**

**BH2012/00897**

**2 Railway Street Brighton**

Loft conversion incorporating 2no rear dormers.

**Applicant:** Graham Ketteringham

**Officer:** Sue Dubberley 293817

**Approved on 09/07/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 no.1, 2, 3, 4, 5, 6, 7, 8 and 9 received on 22 March 2012.

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

**BH2012/01030**

**Unit 3 134 - 138 North Street Brighton**

Display of 1no internally illuminated fascia sign and 2no internally illuminated projecting signs (retrospective).

**Applicant:** Poundland

**Officer:** Chris Swain 292178

**Approved on 11/07/12 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.*

**BH2012/01188**

**124 Dyke Road Brighton**

Installation of replacement condenser unit to first floor flat roof area to rear.

**Applicant:** The Co-operative Group

**Officer:** Mark Thomas 292336

**Refused on 04/07/12 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission will not be granted where it would cause material nuisance and loss of amenity to proposed, existing and/or adjacent users, residents or occupiers. Policy SU10 requires the minimisation of the impact of noise involved with new development upon occupiers of neighbouring properties and the surrounding environment. Insufficient information has been submitted to demonstrate whether noise associated with the proposed condenser unit would have a significant detrimental impact on the amenity of neighbouring/ nearby properties. As such the proposed development would be contrary to the above policy.

**BH2012/01244**

**Brighthelm Church & Community Centre North Road Brighton**

Refurbishment of façade with new entrance and glazing to front elevation. Installation of new railing and gates for the pedestrian and vehicle access.

**Applicant:** Mr Mike Southcombe

**Officer:** Sue Dubberley 293817

**Approved on 11/07/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 railings and gates hereby approved and the existing front railings shall

be painted in Fathom Blue (BS 18 C 39) as shown on the submitted gmd colour chart within 2 months of the installation of the proposed entrance gates.

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

Plan Type	Reference	Version	Date Received
Site plan	001		24/04/ 2012
Existing Ground floor	002		24/04/ 2012
Existing roof plan	003		24/04/ 2012
Existing North elevation	004		24/04/ 2012
Existing West elevation	005		30/04/2012
Proposed Ground floor	006		24/04/ 2012
Proposed roof plan	007		24/04/ 2012
Proposed North elevation	008		30/04/2012
Proposed West elevation	009		30/04/2012
Proposed entrance glazing	013		30/04/2012
Glazed entrance sections	014		30/04/2012
Proposed railings/gates vehicular entrance	- 015		30/04/2012
Proposed railings/gates Stairs/ramp access	- 016		30/04/2012

### 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*

#### **BH2012/01316**

##### **45 Lewes Road Brighton**

Installation of ventilation extract duct to rear. (Retrospective).

**Applicant:** Fillet Fish and Chips

**Officer:** Anthony Foster 294495

**Approved on 18/07/12 DELEGATED**

### 1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	001		1 May 2012
Ground Floor Plan (as existing)	001		1 May 2012
Rear and Side Elevations (as existing)	002A		1 May 2012
Rear and Elevations (pre-existing)	003		1 May 2012

#### **BH2012/01339**

##### **Brighton Station Queens Road Brighton**

Alterations to the existing station public WCs at concourse level.

**Applicant:** Southern Railway Limited

**Officer:** Liz Arnold 291709

**Approved on 06/07/12 DELEGATED**

### 1) BH01.05

The works hereby permitted shall be commenced before the expiration of three

years from the date of this consent.

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

## **2) UNI**

Notwithstanding the information submitted, all existing wainscot boarding skirting boards, dado rails and other original features being retained, even where boarded over as shown in the approved drawings and the new partitions shall not cut into the retained features but shall be scribed around them.

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

### **BH2012/01406**

#### **17 Princes Road Brighton**

Erection of single storey rear/side extension to replace existing conservatory.

**Applicant:** Mr M Nation & Mrs F Lishman

**Officer:** Wayne Nee 292132

**Approved on 12/07/12 DELEGATED**

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

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

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

#### **2) BH12.02**

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

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

## **3) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing	01		08 May 2012
Proposed	02A		08 May 2012

### **BH2012/01481**

#### **Flat 33 St Peters House 20 - 26 York Place Brighton**

Certificate of lawfulness for the existing use of unit 33 within St Peters House as a self-contained residential flat.

**Applicant:** Orbit Homes

**Officer:** Aidan Thatcher 292265

**Approved on 28/06/12 DELEGATED**

### **BH2012/01557**

#### **18 Roundhill Crescent Brighton**

Erection of first floor rear extension.

**Applicant:** Mr & Mrs Slaney

**Officer:** Aidan Thatcher 292265

**Approved on 17/07/12 DELEGATED**

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

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

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

## 2) BH12.02

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

Construction of the proposed development at no. 18 Roundhill Crescent shall not commence unless the construction of application no. BH2012/01562 at no. 20 Roundhill Crescent commences concurrently.

*Reason: To ensure satisfactory appearance of the pair of semi-detached properties and to overcome any significant adverse impacts upon the amenity of No.20 Roundhill Crescent, to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

## 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans	1431/1583		22.05.12
Proposed Plans	1431/1584		22.05.12

## **BH2012/01562**

### **20 Roundhill Crescent Brighton**

Erection of first floor rear extension.

**Applicant:** Mr & Mrs Breuer

**Officer:** Aidan Thatcher 292265

**Approved on 17/07/12 DELEGATED**

## 1) BH01.01

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

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

## 2) BH12.02

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

Construction of the proposed development at no. 20 Roundhill Crescent shall not commence unless the construction of application no. BH2012/01557 at no. 18 Roundhill Crescent commences concurrently.

*Reason: To ensure satisfactory appearance of the pair of semi-detached properties and to overcome any significant adverse impacts upon the amenity of No.18 Roundhill Crescent, to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

## 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans	1431/1583		22.05.12
Proposed Plans	1431/1584		22.05.12

**BH2012/01627**

**Site J Land East of Brighton Station New England Quarter Brighton**

Non Material Amendment to BH2010/03999 to proposed alterations to conditions 2, 17, 18, 20, 21, 22, 23, 24, 25, 27, 29, 31, 33, 34, 36, and 38 as imposed.

**Applicant:** Square Bay (No 2) LLP & Hyde Vale Ltd

**Officer:** Paul Vidler 292192

**Approved on 28/06/12 DELEGATED**

**Condition 2**

Alter wording to read:

The development hereby permitted shall be carried out in accordance with the following approved drawings unless otherwise indicated in the conditions below:

PL01, PL02 received 21/1/11, PL03D, PL06G, PL07D, PL08D, PL09D, PL10D, PL11D, PL12E, PL13F, PL15E, PL16E, PL17H, PL18D, PL19E, PL20F, PL21F, PL22C, PL25B, PL26C, PL27C, PL28B, PL29A, PL30B, PL31B, PL32A, PL33A, PL34A, PL35B, PL36C, PL41B, PL42A received 28/7/11, PL05J received 26/9/11, 615-DHA-001K received 13/9/11 and 294/2/a received 22/6/12.

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

Condition 23 Alter wording to read:

- A) No development of block A of the site (as shown on drawing 294/2/a) shall commence until details of the external lighting of block A have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- B) No development of block B of the site (as shown on drawing 294/2/a) shall commence until details of the external lighting of block B have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- C) No development of block C of the site (as shown on drawing 294/2/a) shall commence until details of the external lighting of block C have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

### Condition 17

Alter wording to read:

- A) Notwithstanding the drawings hereby permitted, no development of block A of the site (as shown on drawing 294/2/a) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
- i) Details of the hard and soft landscaping, surfacing materials, lighting, street furniture, balustrades and signs, handrails, boundary treatments within the proposed areas of public open space, communal roof areas, allotments and courtyards;
  - ii) Detailed specification of green walls including a maintenance programme;
  - iii) Detailed specification for the external stairs and lift (which shall be capable of carrying wheelchairs, mobility scooters, bicycles and prams) and bridge, forming the station link, including maintenance proposals;
  - iv) Detailed specification for the provision of the equipped children's play area, which shall include a permanent covered, illuminated area and a minimum of 10 pieces of play equipment including bouldering wall and general seating and litter bins. The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.
- B) Notwithstanding the drawings hereby permitted, no development of block B of the site (as shown on drawing 294/2/a) shall commence until details of the hard and soft landscaping, surfacing materials, lighting, street furniture, balustrades, signs and handrails have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.
- C) Notwithstanding the drawings hereby permitted, no development of block C of the site (as shown on drawing 294/2/a) shall commence until details of the hard and soft landscaping, surfacing materials, lighting, street furniture, balustrades, signs and handrails have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.

*Reason: To secure a satisfactory external appearance and to comply with policies QD1, QD2, QD3, QD4, QD15, QD25 and EM13 of the Brighton & Hove Local Plan.*

### Condition 18

Alter wording to read:

- A) No development of block A of the site (as shown on drawing 294/2/a) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
- i) Details and samples of all materials to be used in the external surfaces of the buildings;
  - ii) Details of fenestration and entrances;
  - iii) Details of brise soleil, balconies and solar panels;
  - iv) Details of external lighting to be affixed to the buildings;
  - v) Details of entrances and shopfronts to the commercial buildings
- The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.
- B) No development of block B of the site (as shown on drawing 294/2/a) shall commence until the following details have been submitted to and approved in

writing by the Local Planning Authority:

- i) Details and samples of all materials to be used in the external surfaces of the buildings;
- ii) Details of fenestration, shopfronts and entrances;
- iii) Details of brise soleil, balconies and solar panels;
- iv) Details of external lighting to be affixed to the buildings.

The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.

C) No development of block C of the site (as shown on drawing 294/2/a) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) Details and samples of all materials to be used in the external surfaces of the buildings;
- ii) Details of fenestration, shopfronts and entrances;
- iii) Details of brise soleil, balconies and solar panels;
- iv) Details of external lighting to be affixed to the buildings.

The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.

#### Condition 20

Alter wording to read:

- A) No development of block A of the site (as shown on drawing 294/2/a) shall take place until a Wind Mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the development before first occupation of the block. The Scheme shall include the provision of screens, tree planting and canopies where necessary to mitigate against adverse wind effects identified within the application.
- B) No development of block B of the site (as shown on drawing 294/2/a) shall take place until a Wind Mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the development before first occupation of the block. The Scheme shall include the provision of screens, tree planting and canopies where necessary to mitigate against adverse wind effects identified within the application.
- C) No development of block C of the site (as shown on drawing 294/2/a) shall take place until a Wind Mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the development before first occupation of the block. The Scheme shall include the provision of screens, tree planting and canopies where necessary to mitigate against adverse wind effects identified within the application.

*Reason: In the interests of amenity and good design, to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan and SPGBH15.*

#### Condition 21

Alter wording to read:

- A) No development of block A of the site (as shown on drawing 294/2/a) shall commence until a detailed surface water drainage scheme for block A of the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved



details.

- B) No development of block B of the site (as shown on drawing 294/2/a) shall commence until a detailed surface water drainage scheme for block B of the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.
- C) No development of block C of the site (as shown on drawing 294/2/a) shall commence until a detailed surface water drainage scheme for block C of the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

*Reason: To prevent pollution of groundwater within the underlying chalk aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### Condition 22

Alter wording to read:

- A) No development of block A of the site (as shown on drawing 294/2/a) shall commence, until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the Local Planning Authority:
- i) A preliminary risk assessment which has identified:
    - All previous uses
    - Potential contaminants associated with those uses
    - A conceptual model of the site indicating sources, pathways and receptors
    - Potentially unacceptable risks arising from contamination of the site.
  - ii) A site investigation scheme, based on i) to provide information for assessment of the risk to all receptors that may be affected, including those off site.
  - iii) The site investigation results and the detailed risk assessment based on ii) and based on these, an options and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - iv) A verification plan providing details of the data that will be collected in order to demonstrate that works set out in iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
  - v) A verification report, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The scheme shall be implemented in accordance with the approved details.
- B) No development of block B of the site (as shown on drawing 294/2/a) shall commence, until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the Local Planning Authority:
- i) A preliminary risk assessment which has identified:
    - All previous uses
    - Potential contaminants associated with those uses
    - A conceptual model of the site indicating sources, pathways and

- receptors
  - Potentially unacceptable risks arising from contamination of the site.
  - ii) A site investigation scheme, based on i) to provide information for assessment of the risk to all receptors that may be affected, including those off site.
  - iii) The site investigation results and the detailed risk assessment based on ii) and based on these, an options and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - iv) A verification plan providing details of the data that will be collected in order to demonstrate that works set out in iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
  - v) A verification report, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The scheme shall be implemented in accordance with the approved details.
- C) No development of block C of the site (as shown on drawing 294/2/a) shall commence, until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the Local Planning Authority:
- i) A preliminary risk assessment which has identified:
    - All previous uses
    - Potential contaminants associated with those uses
    - A conceptual model of the site indicating sources, pathways and receptors
    - Potentially unacceptable risks arising from contamination of the site.
  - ii) A site investigation scheme, based on i) to provide information for assessment of the risk to all receptors that may be affected, including those off site.
  - iii) The site investigation results and the detailed risk assessment based on ii) and based on these, an options and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - iv) A verification plan providing details of the data that will be collected in order to demonstrate that works set out in iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
  - vi) A verification report, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The scheme shall be implemented in accordance with the approved details.

*Reason: Previous historical activities associated with this site may have potentially caused, or have potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters, to comply with policy SU3 of the Brighton & Hove Local Plan.*

### Condition 23

Alter wording to read:

- A) No development of block A of the site (as shown on drawing 294/2/a) shall

commence until details of the external lighting of block A have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

- B) No development of block B of the site (as shown on drawing 294/2/a) shall commence until details of the external lighting of block B have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
- C) No development of block C of the site (as shown on drawing 294/2/a) shall commence until details of the external lighting of block C have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

#### Condition 24

Alter wording to read:

- A) No development of block A of the site (as shown on drawing 294/2/a) shall commence until details showing the type, location and timescale for implementation of the compensatory bird, bat, bumble bee and bug boxes included within block A of the development (excluding Southern SNCI) hereby approved have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.
- B) No development of block B of the site (as shown on drawing 294/2/a) shall commence until details showing the type, location and timescale for implementation of the compensatory bird, bat, bumble bee and bug boxes included within block B of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.
- C) No development of block C of the site (as shown on drawing 294/2/a) shall commence until details showing the type, location and timescale for implementation of the compensatory bird, bat, bumble bee and bug boxes included within block C of the development hereby approved have been

submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

*Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

#### Condition 25

Alter wording to read:

- A) No development of block A of the site (as shown on drawing 294/2/a) shall commence until details of the construction of the brown roofs within block A has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.
- B) No development of block B of the site (as shown on drawing 294/2/a) shall commence until details of the construction of the brown roofs within block B has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.
- C) No development of block C of the site (as shown on drawing 294/2/a) shall commence until details of the construction of the brown roofs within block C has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

*Reason: To ensure that the development contributes to ecological enhancement on the site, in accordance with policies QD17 and SU2 of the Brighton & Hove Local Plan.*

#### Condition 27

Alter wording to read:

- A) Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development of block A of the site (as shown on drawing 294/2/a) shall commence until:
  - I. evidence that the non-residential development within block A is registered with the Building Research Establishment (BRE) under BREEAM (either a BREEAM buildings scheme or bespoke BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall "Excellent" rating have been submitted to the Local Planning Authority; and
  - II. a BRE Design Stage Certificate demonstrating that the non-residential development within block A has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall "Excellent" rating has been submitted to and approved in writing by the Local Planning Authority and
- B) Unless otherwise agreed in writing by the Local Planning Authority,

development of block B of the site (as shown on drawing 294/2/a) shall commence until:

- I. evidence that the development within block B is registered with the Building Research Establishment (BRE) under BREEAM (either a BREEAM buildings scheme or bespoke BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for the hotel, have been submitted to the Local Planning Authority; and
  - II. a BRE Design Stage Certificate demonstrating that the development within block A has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for the hotel, has been submitted to and approved in writing by the Local Planning Authority.
- C) Unless otherwise agreed in writing by the Local Planning Authority, no development of block C of the site (as shown on drawing 294/2/a) shall commence until:
- I. evidence that the development within block C is registered with the Building Research Establishment (BRE) under BREEAM (either a BREEAM buildings scheme or bespoke BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for the offices have been submitted to the Local Planning Authority; and
  - II. a BRE Design Stage Certificate demonstrating that the development within block A has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for the offices 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.*

#### Condition 29

Alter wording to read:

No development of block A of the site (as shown on drawing 294/2/a) shall take place until a scheme demonstrating the accessible measures to be incorporated within the respective part of the development have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all entrances (including those to roof terraces and balconies) with level thresholds, all stair handrails extending 300mm beyond the top and bottom risers of each flight, details of lift sizes, details of car park roller shutter controls, details of access to all communal facilities such as refuse storage and gardens, provision of a wheelchair/scooter storage & charging facility (1.7m x 1.1m open on a long side) within each of the wheelchair accessible units. The approved measures shall be implemented.

*Reason: To ensure the development is accessible to all, to comply with policies QD1 and HO13 of the Brighton & Hove Local Plan.*

#### Condition 31

Alter wording to read:

- A) The development of block A of the site (as shown on drawing 294/2/a) hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, block A of 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 block A hereby permitted and shall thereafter be retained for use at all times.

- B) The development of block B of the site (as shown on drawing 294/2/a) hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, block B of 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 block B hereby permitted and shall thereafter be retained for use at all times.
- C) The development of block C of the site (as shown on drawing 294/2/a) hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, block C of 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 block C 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.*

#### Condition 33

Alter wording to read:

- A) The development of block A of the site (as shown on drawing 294/2/a) hereby approved shall not be occupied until the refuse and recycling storage facilities for block A 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.
- B) The development of block B of the site (as shown on drawing 294/2/a) hereby approved shall not be occupied until the refuse and recycling storage facilities for block B 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.
- C) The development of block C of the site (as shown on drawing 294/2/a) hereby approved shall not be occupied until the refuse and recycling storage facilities for block C 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.*

#### Condition 34

Alter wording to read:

- A) The development of block A of the site (as shown on drawing 294/2/a) hereby approved shall not be occupied until the vehicle parking areas, including disabled bays, and cycle parking facilities shown on the approved plans for block A have been fully implemented and made available for use. The cycle parking facilities and parking areas shall be retained for use by the occupants of, and visitors to, the development at all times thereafter. The cycle parking in the public square shall be covered.
- B) The development of block B of the site (as shown on drawing 294/2/a) hereby approved shall not be occupied until the vehicle parking areas, including disabled bays, and cycle parking facilities shown on the approved plans for block B have been fully implemented and made available for use. The cycle

parking facilities and parking areas shall be retained for use by the occupants of, and visitors to, the development at all times thereafter.

- C) The development of block C of the site (as shown on drawing 294/2/a) hereby approved shall not be occupied until the vehicle parking areas, including disabled bays, and cycle parking facilities shown on the approved plans for block C have been fully implemented and made available for use. The cycle parking facilities and parking areas shall be retained for use by the occupants of, and visitors to, the development at all times thereafter.

*Reason: To ensure that adequate parking provision is retained and satisfactory facilities for the parking of cycles are provided, to comply with policies TR14 and TR19 of the Brighton & Hove Local Plan.*

#### Condition 36

Alter wording to read:

Notwithstanding the details shown on the submitted plans, the office part of the development (block C of the site as shown on drawing 294/2/a) shall not be occupied until details of a minimum of 3 bollards on Mangalore Way and the undercroft of the Southern block have been submitted to and approved in writing by the Local Planning Authority. The approved bollards shall be implemented and retained as such thereafter.

*Reason: To ensure satisfactory access for refuse vehicles and to prevent general parking in the undercroft and public square, to comply with policies TR7 and QD15 of the Brighton & Hove Local Plan.*

#### Condition 38

- A) Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development of block A of the site (as shown on drawing 294/2/a) shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development of block A has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment, within overall 'Excellent' rating has been submitted to and approved in writing by the Local Planning Authority.

- B) Unless otherwise agreed in writing by the Local Planning Authority, none of the development of block B of the site (as shown on drawing 294/2/a) shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that block B has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment, within overall 'Very Good' rating has been submitted to and approved in writing by the Local Planning Authority.

- C) Unless otherwise agreed in writing by the Local Planning Authority, none of the development of block C of the site (as shown on drawing 294/2/a) shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that block C has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment, within overall 'Excellent' rating 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.*

**BH2012/02057**

**35 West Hill Street, Brighton**

Fell one Eucalyptus - very little visibility from a public place, thus has no public amenity. It is also of very poor form and is a species entirely unsuitable for its location.

**Applicant:** Mr Alan Dodds

**Officer:** Di Morgan 292929

**Approved on 13/07/12 DELEGATED**

**WITHDEAN**

**BH2012/00935**

**41 Wayland Avenue Brighton**

Demolition of existing bungalow and erection of 2no four bedroom dwelling houses with detached garages.

**Applicant:** Mrs M Patten

**Officer:** Christopher Wright 292097

**Approved on 03/07/12 PLANNING COMMITTEE**

**1) UNI**

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

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

**2) UNI**

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

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**4) UNI**

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

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

**5) UNI**

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**

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

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

**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**

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

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

**9) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**10) UNI**

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

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

### **11) UNI**

The three trees identified in the submitted Arboricultural Implications Assessment shall be retained at all times. No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

### **12) UNI**

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

*Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.*

### **13) UNI**

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

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

### **14) UNI**

No development shall commence until full details of 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, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

*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.*

### **15) UNI**

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

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

### **16) UNI**

Notwithstanding the approved plans, the development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully

implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

#### **17) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

#### **18) 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.*

#### **19) UNI**

The development hereby permitted shall be carried out in accordance with the approved planning, design, access and heritage statement, Appendix 2: Sustainability Checklist, Appendix 3: Code for Sustainable Homes Pre-Assessment Estimator, Appendix 4: Waste Minimisation Statement, Appendix 6: Biodiversity First Impressions checklist and Appendix 7: Arboricultural Implications Assessment report, and drawing nos. WA.01A, WA.15B, WA.17 and WA.23 received on 27 March 2012; the solar photovoltaic tile details received on 9 May 2012; drawing nos. WA.20 and WA.21 received on 14 May 2012; and drawing nos. WA.10C, WA.11C, WA.12C, WA.14C, WA.16C, WA.17 and amended Lifetime Home standards checklist received on 16 May 2012.

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

### **BH2012/01163**

#### **Cinderford Cornwall Gardens Brighton**

Application for Approval of Details Reserved by Condition 4 of application bh2011/02559.

**Applicant:** Alpha Properties Ltd

**Officer:** Mark Thomas 292336

**Approved on 06/07/12 DELEGATED**

### **BH2012/01323**

#### **64 Tivoli Crescent Brighton**

Loft conversion incorporating rear dormer with French doors and Juliet balcony and rooflights to front and alterations to front and rear elevations. (Part retrospective).

**Applicant:** Mr Wil Mackintosh

**Officer:** Christopher Wright 292097

**Refused on 05/07/12 DELEGATED**

### 1) UNI

The rear dormer roof extension, by reason of the form, scale, design, detailing, exterior finish and position on the roof slope, relates poorly to the character and appearance of the recipient building in visual terms and in this readily visible and elevated position, the dormer has a detrimental impact on visual amenity. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and the guidance contained in SPGBH1: Roof alterations and extensions.

### **BH2012/01324**

#### **219 Preston Road Brighton**

Installation of new shop front.

**Applicant:** 110 St Georges Road Ltd

**Officer:** Christopher Wright 292097

**Approved on 02/07/12 DELEGATED**

#### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Proposed New Shopfront	2297/01		30 April 2012
OS Location Plan			30 April 2012

### **BH2012/01410**

#### **122 Valley Drive Brighton**

Erection of two storey rear extension and loft conversion incorporating half-hip roof extension and front and side rooflights, new hard standing and associated alterations.

**Applicant:** Mr & Mrs Peter Fitzpatrick

**Officer:** Steven Lewis 290480

**Refused on 02/07/12 DELEGATED**

#### 1) UNI

The proposed rear extension by reason of its siting, height, bulk, massing is an overdevelopment of the site which fails to emphasise or enhance the positive qualities of the local neighbourhood, the property to be extended and adjoining neighbours. The extension by reason of its siting, size, scale, bulk, detailing and materials would produce a dominant and discordant extension which would have a harmful impact upon the character and appearance of the property to be extended and upon that of the surrounding area. This is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

#### 2) UNI2

The proposed extension is considered unneighbourly and would result in a loss of outlook and have an overbearing presence, resulting in a severe and detrimental impact upon the amenities of adjacent residential occupiers at 120 and 124 Valley Drive. This is contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/01411**

**124 Valley Drive Brighton**

Erection of two storey rear extension and loft conversion incorporating half-hip roof extension and front and side rooflights and associated alterations.

**Applicant:** Deleine Trader Limited

**Officer:** Steven Lewis 290480

**Refused on 02/07/12 DELEGATED**

**1) UNI**

The proposed rear extension by reason of its siting, height, bulk, massing is an overdevelopment of the site which fails to emphasise or enhance the positive qualities of the local neighbourhood, the property to be extended and adjoining neighbours. The extension by reason of its siting, size, scale, bulk, detailing and materials would produce a dominant and discordant extension which would have a harmful impact upon the character and appearance of the property to be extended and upon that of the surrounding area. This is contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed extension is considered unneighbourly and would result in a loss of outlook and have an overbearing presence, resulting in a severe and detrimental impact upon the amenities of adjacent residential occupiers at 122 and 126 Valley Drive. This is contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/01422**

**25 Clermont Terrace Brighton**

Conversion of garage building to rear to form 1 no 2 bed dwelling house.

**Applicant:** HR Investments

**Officer:** Christopher Wright 292097

**Refused on 04/07/12 DELEGATED**

**1) UNI**

By reason of the location of the application site off a quiet and un-made access lane which forms part of a designated Greenway, and in a position characterised by back gardens and small scale domestic structures incidental to existing frontage development and including garages and parking spaces, the use of the land as a single family dwellinghouse represents a piecemeal approach to development. Furthermore, the extended scale of the building together with increased levels of activity, intensification of the use of the land for residential use and more frequent use of the access lane, would be incongruous with the existing character of the lane and have a significant impact on the character and appearance of the site that would be detrimental to the character and setting of the Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD3, QD19, HO4 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed dwelling would, by reason of the design, detailing, form, scale and siting, have a solid, flat and utilitarian appearance that would neither sympathise with nor enhance the positive characteristics of existing development in the vicinity of the site and as such is not considered appropriately designed or detailed in respect of the Conservation Area site context and domestic scale of incidental buildings along the access lane. The bulk, massing and extended scale of the building would amplify the incongruous relationship of the proposed dwelling with adjoining ancillary buildings in visual terms. For these reasons the proposal would have a detrimental impact on visual amenity and the setting, character and appearance of the Conservation Area and is thereby contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

### 3) UNI3

The proposed change of use of the site from incidental garage use along the un-made lane and within the context of residential back gardens and similar ancillary garage structures, would result in an intensification of the use of the land for primary residential purposes and associated levels of activity, noise, light and comings and goings, would be intrusive and discordant with the character of the site and its immediate environs and would have a detrimental impact on adjoining residents amenity by way of disturbance and overlooking from a position which is presently quiet and not inhabited. For these reasons the proposal is contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan.

### 4) UNI4

The proposed cycle storage would be shared with existing flats in 25 Clermont Terrace and would not be sited within the curtilage of the proposed dwelling or near to its main entrance off the un-made access lane. For these reasons the cycle storage proposed would neither be secure nor convenient to use and is thereby contrary to the requirements of policy TR14 of the Brighton & Hove Local Plan.

## **BH2012/01471**

### **31 Bates Road Brighton**

Removal of existing rear conservatory and erection of single storey rear and side extension, incorporating revised fenestration and construction of raised external area with rear access steps.

**Applicant:** Mr Kieran Barnard & Mrs Degiovanni

**Officer:** Christopher Wright 292097

**Approved on 09/07/12 DELEGATED**

#### 1) BH01.01

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

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

#### 2) BH03.03

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

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

#### 3) UNI

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

*Reason: To safeguard the amenities of the occupiers of the adjoining property, 33 Bates Road, 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
Proposed Plans & Elevations	12.04.02/2a		14 May 2012
Site Location Plan	12.04.02/3		14 May 2012
Site Block Plan	12.04.02/4		14 May 2012

**BH2012/01585**

**Land to Rear of 10-12 Bankside Brighton**

Erection of three storey 4no bedroom detached house with associated parking.

**Applicant:** Bullseye Developments

**Officer:** Adrian Smith 290478

**Approved on 18/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed 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**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to 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 development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and SPG4*

**6) UNI**

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

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

## **7) UNI**

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

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

## **8) 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.*

## **9) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

## **10) UNI**

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

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

## **11) UNI**

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

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



Plan Type	Reference	Version	Date Received
Site plan & Block plan			23/05/2012
Proposed plans	10-382-001		04/07/2012
	382-002	D	04/07/2012
	382-002	D	04/07/2012
	382-003	D	04/07/2012
	382-004	D	04/07/2012
	382-005	D	04/07/2012
	382-006	E	04/07/2012
	382-007	E	04/07/2012
	382-008	E	04/07/2012
	10-382-11	E	04/07/2012
	10-382-12	E	04/07/2012

## 12) UNI

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

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

### **BH2012/01588**

#### **133 Loder Road Brighton**

Certificate of lawfulness for proposed rear dormer.

**Applicant:** Mr Dorrell

**Officer:** Helen Hobbs 293335

**Approved on 18/07/12 DELEGATED**

### **BH2012/01657**

#### **34A Tongdean Lane Brighton**

Erection of single storey rear extension at lower ground floor level to replace existing and alterations to balcony above including new balustrading and glazed screen. Erection of rear extension at first floor level to replace existing balcony and associated roof alterations.

**Applicant:** Mr John & Mrs Karen Greaney

**Officer:** Adrian Smith 290478

**Approved on 16/07/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 balcony hereby permitted shall not be occupied until the railings and obscure glazed screens have been installed as per approved drawing no.32856/2 revision E received on the 18th June 2012. The railings and screens shall thereafter be

retained at all times.

*Reason: To safeguard the amenities of the occupiers of the adjacent 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan	32856/3		29/05/2012
Block plan	32856/4		29/05/2012
Proposed plans	32856/2E		18/06/2012

### **BH2012/01665**

#### **16 Mill Rise Brighton**

Erection of single storey side and rear extension.

**Applicant:** Mr & Mrs Jordan

**Officer:** Adrian Smith 290478

**Approved on 16/07/12 DELEGATED**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan			30/05/2012
Block plan			30/05/2012
Plans	Drawing 1		30/05/2012

### **BH2012/01797**

#### **Varndean College Surrenden Road Brighton**

Non Material Amendment to BH2011/03056 to the addition of a link block at the south end of the development to enclose a staircase and lift extension as access to the proposed south attic classrooms.

**Applicant:** Varndean College

**Officer:** Guy Everest 293334

**Approved on 17/07/12 DELEGATED**

## **EAST BRIGHTON**

### **BH2012/00893**

#### **1-2 Percival Terrace Brighton**

Certificate of lawfulness for an existing metal gate to side elevation.

**Applicant:** 1 & 2 Percival Terrace (Freehold) Ltd

**Officer:** Chris Swain 292178

**Refused on 17/07/12 DELEGATED**

#### **1) UNI**

The installation of the gate is an unauthorised alteration to a listed building. It is not immune from enforcement action as it fails to meet any of the set criteria outlined in Section 191 of the Town and Country Planning Act 1990 for which a development may be defined as lawful

### **BH2012/00906**

#### **Ground Floor Flat 42 Princes Terrace Brighton**

Replacement of existing timber double doors and windows with UPVC double doors and windows.

**Applicant:** Miss S Jench

**Officer:** Pete Campbell 292359

**Approved on 16/07/12 DELEGATED**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Waste minimisation statement			01/03/2012
Site plan			01/03/2012
Window specification information			01/03/2012
Door specification information			01/03/2012
Elevation drawing			01/03/2012
Supporting photographs			01/03/2012

### **BH2012/01014**

#### **1-2 Percival Terrace Brighton**

Installation of metal gate to side elevation. (Retrospective)

**Applicant:** 1 & 2 Percival Terrace (Freehold) Ltd

**Officer:** Chris Swain 292178

**Refused on 18/07/12 DELEGATED**

#### **1) UNI**

The installed metal gate by reason of its design, detailing and scale and the enclosing impact upon the existing portico results in an incongruous feature that detracts from the special architectural and historic character of the listed building. As such the alteration is contrary to policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

**BH2012/01162**

**Land North East of Pavilion East Brighton Park Sheepcote Valley Brighton**

Application for Approval of Details Reserved by Conditions 4, 5, 6 and 7 of application BH2011/01495.

**Applicant:** Brighton College

**Officer:** Sue Dubberley 293817

**Approved on 11/07/12 DELEGATED**

**1) UNI**

Condition 5 b) insufficient information has been provided to demonstrate that the development will achieve BREEAM "Very Good

**2) UNI**

APPROVE the details pursuant to conditions 4, 5 a), 6 and 7 and subject to full compliance with the submitted details.

**BH2012/01314**

**Royal Sussex County Hospital Eastern Road Brighton**

Erection of infill extension between existing external link bridges to South elevation of Millennium Wing and installation of plant and machinery to West elevation of Millennium Wing.

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

**Officer:** Mick Anson 292354

**Approved on 02/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Noise associated with 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 4142:1997. In addition, there should be no significant low frequency tones present.

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

**3) UNI**

The 4 parking bays displaced by this development shall be relocated as shown on the approved plans and shall be marked out clearly on the ground. The existing disabled parking bay shall be retained and marked out and hatched clearly on site in accordance with the details shown on drawing no. BDP-AR-3CT-A00-GA-ZZ-0111 Rev FO2.

*Reason: To ensure that adequate parking provision is retained and to comply with policies TR18 and TR19 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	BDP-AR-3CT-A00-GA-ZZ-0116		01.05.12
Block Plan	BDP-AR-3CT-A00-GA-ZZ-0117		01.05.12
Existing Level 6	BDP-AR-3CT-A00-GA-L06-0107		01.05.12

Plan	F01		
Existing Level 7 Plan	BDP-AR-3CT-A00-GA-L07-0107 FO1		01.05.12
Proposed Level 8 Plan	BDP-AR-3CT-A00-GA-L08-0107 FO1		01.05.12
Proposed Level 6 Plan	BDP-AR-3CT-A00-GA-L06-0110 FO1		01.05.12
Proposed Level 7 Plan	BDP-AR-3CT-A00-GA-L07-0110 FO1		01.05.12
Proposed Level 8 Plan	BDP-AR-3CT-A00-GA-L08-0110 FO1		01.05.12
Proposed roof plan Level 07 & 08	BDP-AR-3CT-A00-GA-ZZ-0111 F02		22.06.12
Millennium Wing Existing South Elevation	BDP-AR-3CT-A00-EL-ZZ-0108 F01		01.05.12
Millennium Wing Existing West Elevation	BDP-AR-3CT-A00-EL-ZZ-0109		01.05.12
Millennium Wing Proposed West Elevation	BDP-AR-3CT-A00-EL-ZZ-0112 F04		22.06.12
Millennium Wing Proposed South Elevation	BDP-AR-3CT-A00-EL-ZZ-0113 F04		22.06.12
Millennium Wing Proposed Parking Plan Level 07 Block N	BDP-AR-3CT-A00-GA-ZZ-0118 FO1		22.06.12
Multi Storey Car Park Fifth Floor	BDP/CP/SK001		22.06.12
Multi Storey Car Park Sixth Floor	BDP/CP/SK002		22.06.12
Multi Storey Car Park Seventh Floor	BDP/CP/SK003		22.06.12
Multi Storey Car Park Eighth Floor	BDP/CP/SK004		22.06.12

### 5) UNI

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

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

### **BH2012/01555**

#### **29 Reading Road Brighton**

Certificate of lawfulness for a proposed dormer to side roof slope.

**Applicant:** Doug Kerr

**Officer:** Pete Campbell 292359

**Approved on 17/07/12 DELEGATED**

## **HANOVER & ELM GROVE**

### **BH2012/01269**

#### **28 Bentham Road Brighton**

Erection of three storey rear extension.

**Applicant:** Mrs Warbrick

**Officer:** Wayne Nee 292132

**Approved on 10/07/12 DELEGATED**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Drawing	1112012/01		26 April 2012
Drawing	1112012/02		26 April 2012

### **BH2012/01439**

#### **22 Ryde Road Brighton**

Erection of single storey rear extension at first floor level over existing flat roof.

**Applicant:** Mrs Smith

**Officer:** Wayne Nee 292132

**Approved on 09/07/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 side (north) elevation window 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.*

#### **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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Drawing	423.21		09 May 2012

### **BH2012/01613**

#### **Ainsworth House Wellington Road Brighton**

Non Material Amendment to BH2010/03994 to reduce oriel/bay window projection from roof. Rain water drain pipes moved back from front elevation and number reduced except at rear of houses where each house has a downpipe to serve rainwater butts - required to meet code.

**Applicant:** Kier Construction

**Officer:** Jonathan Puplett 292525

**Approved on 03/07/12 DELEGATED**

### **BH2012/01622**

#### **130 Lewes Road Brighton**

Display of 1no non-illuminated fascia sign, 1no non-illuminated hanging sign and 1no non-illuminated A frame sign.

**Applicant:** Miss Jo-Anne Attwood

**Officer:** Aidan Thatcher 292265

**Approved on 18/07/12 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.*

## **HOLLINGDEAN & STANMER**

### **BH2011/01358**

#### **Stanmer House Stanmer Village Stanmer Brighton**

Application for approval of details reserved by conditions 2, 3, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 29 of application BH2005/02387/FP.

**Applicant:** Adenstar Developments Ltd

**Officer:** Anthony Foster 294495

**Approved on 13/07/12 DELEGATED**

### **BH2011/01363**

#### **Stanmer House Stanmer Park Road Brighton**

Application for approval of details reserved by conditions 2, 3, 4, 5, 6, 8, 9, 10 and 11 of application BH2005/02395/LB.

**Applicant:** Adenstar Developments Ltd

**Officer:** Anthony Foster 294495

**Approved on 13/07/12 DELEGATED**

### **BH2012/00254**

#### **60 Burstead Close Brighton**

Application for approval of details reserved by condition 17 of application BH2009/02911.

**Applicant:** Downland Affinity Housing Association

**Officer:** Anthony Foster 294495

**Refused on 06/07/12 DELEGATED**

### **BH2012/00632**

#### **Sports Centre Building University Way University of Sussex Brighton**

Installation of 3no new windows to ground floor of North elevation.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 28/06/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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	21823-00 001/102		1 March 2012
Part Ground floor plan & Elevation as proposed	21823-00 001/101		1 March 2012
Part Ground floor plan & Elevation as existing	21823-00 001/100		1 March 2012
Block Plan	21823-00 001/103		1 March 2012
Location Plan	21823-00/SK L01 A1		24 April 2012
Alitherm Sashes, Transom and Bead Sections			24 April 2012
Alitherm Outer-frame sections			24 April 2012
Site Location	21823-00/SK L01 A3		15 May 2012

## **MOULSECOOMB & BEVENDEAN**

### **BH2012/00677**

#### **21 Ladysmith Road Brighton**

Replacement of existing timber bay window with new white UPVC unit.

**Applicant:** Dorrington PLC

**Officer:** Pete Campbell 292359

**Approved on 05/07/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 and site plan			01/03/2012
Window drawing			01/03/2012
Window specification information			10/05/2012
Supporting photographs			01/03/2012

#### **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.*

### **BH2012/00873**

#### **American Express Community Stadium Village Way Falmer Brighton**

Application for variation of condition 11 of previously approved planning application BH2001/02418 and condition 11 of previously approved planning application BH2008/02732. The condition currently reads "There shall be no laser and/or firework displays at the Stadium. This application seeks to vary the condition to read as follows, "There shall be no laser or pyrotechnics/firework

displays other than within the confines of the Stadium and none of which shall exceed the highest point of the roof, excluding the roof arches. Any such display shall be limited to no more than 4 times in any 12 month period and shall only take place between 9.00 am and 11.00 pm Monday to Saturday and between 9.00 am and 10.30 pm on Sundays and Bank Holidays".

**Applicant:** The Community Stadium Limited

**Officer:** Kate Brocklebank 292175

**Approved on 04/07/12 DELEGATED**

#### **1) UNI**

The Transport Interchange as approved by the application to Lewes District Council ref: LW/02/1595, the development approved in Applications C & D (ref: BH2003/02499 & LW/03/1618) and other means of access and parking for vehicles and cyclists and pedestrian facilities which form part of this permission which have been laid out, constructed and provided, including the Transport Interchange, access, parking and other facilities shall be retained as such at all times.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in compliance with policies TR1, TR2, TR4, TR6, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.*

#### **2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the cycle parking approved on plans titled 'Site plan, proposed cycle stand locations, lower ground floor' and 'Details: setting out plan and specification, proposed cycle racks under pedestrian railway bridge', both plans referenced 05099 156 P1 received on 12 April 2011, shall be retained as such.

*Reason: To ensure that cycle parking is provided and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The external lighting, pitch floodlighting, security fencing and CCTV cameras as set out in the approved scheme - NG Bailey titled 'The Community Stadium - Brighton - Pitch Lighting' ref: 68708/DOC/026 Rev P01 and 'The Community Stadium - Brighton - CCTV Technical Submittal' ref: 68708/DOC/028 Rev C shall be retained as such.

*Reason: In order to ensure that the stadium operates in a safe manner and that crime prevention measures are incorporated in compliance with policy QD7 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The pitch floodlighting shall not be used other than for an Outdoor Event and shall be turned off after each Outdoor Event no later than 11.00 pm.

*Reason: In order to minimise light pollution and avoid any harmful impact on the amenity of occupiers of adjoining properties in compliance with policies QD26 and QD27 of the Brighton & Hove Local Plan.*

#### **5) UNI**

No events involving motor vehicles (including static vehicles) shall take place within the Stadium.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in the countryside in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

#### **6) UNI**

There shall be no laser or pyrotechnics/firework displays other than within the confines of the Stadium and none of which shall exceed the highest point of the roof, excluding the roof arches. Any such display shall be limited to no more than 4 times in any 12 month period and shall only take place between 9.00 am and 11.00 pm Monday to Saturday and between 9.00 am and 10.30 pm on Sundays

and Bank Holidays.

*Reason: In order to protect the amenity of adjoining occupiers and to control noise pollution in the countryside in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

#### **7) UNI**

All external lighting, including pitch floodlighting and lighting for the Falmer High School car park, shall be of a nature and design having a zero upward lighting requirement so as to eliminate upward glare.

*Reason: In order to minimise light pollution and avoid any harmful amenity impact on occupiers of adjoining properties in compliance with policies QD26 and QD27 of the Brighton & Hove Local Plan.*

#### **8) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 (as amended) (or amendments or re-enactment thereof) the elevations of the building(s) hereby permitted shall not be painted other than in such colours as shall be agreed in writing by the Local Planning Authority.

*Reason: The Local Planning Authority considers that any changes in the colours of the materials hereby approved could cause harm to the character and amenity of the area and would wish to control future changes in compliance with policies QD1, QD27 and NC6 of the Brighton & Hove Local Plan.*

#### **9) UNI**

Amplified sound from outdoor concerts within the Stadium shall be controlled in accordance with the guidance provided by the Code of Practice on Environmental Noise Control at Concerts, The Noise Council 1995, such that noise levels do not exceed 75 dB LAeq 15 min, 1 metre from the façade of any noise sensitive premises, which for the avoidance of doubt shall include all the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

#### **10) UNI**

At least 28 days prior to any outdoor music concert a detailed feasibility study examining the likely propagation of music noise from the proposed event shall be submitted in writing for the approval of the Local Planning Authority. The study shall have reference to the guidance of The Noise Council's Code of Practice on Environmental Noise Control at Concerts (1995) or any subsequent alternative guidance and shall include, though not necessarily be restricted to, information on timing, programme and duration of the music entertainment and sound checks the proposed maximum music noise levels within the Stadium bowl audience area and at any front of house mixing desks; the likely music noise levels at LAeq and Leq, 15 min at the 63 Hz and 125 Hz octave bands, 1 metre from the façade of the nearest noise sensitive property, which for the avoidance of doubt shall include all the University of Brighton's academic and residential buildings at the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings; the location, type and directionality of all sound systems associated with the event; the measures and steps that will be in place to manage music noise levels to ensure that the music noise level criterion of 75 dB L Aeq, 15 min is unlikely to be exceeded 1 metre from the façade of the nearest noise sensitive property.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

### **11) UNI**

All Outdoor Events within the Stadium shall only take place between 9.00 am and 11.00 pm Monday to Saturday, and between 9.00 am and 10.30 pm on Sundays and Bank Holidays.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

### **12) UNI**

The total number of Outdoor Events within the Stadium shall not exceed in any period of 12 months 50 of which not more than two shall be music concerts. Any proposed events in addition to these shall be subject to the prior written approval of the Local Planning Authority.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution and disturbance in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

### **13) UNI**

All events within indoor bars and indoor function areas shall only take place between 8am and midnight Monday to Saturday and 8am and 11pm on Sundays, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

### **14) UNI**

The Public Address (PA) system (both internally and externally) shall be operated such that its Rating Level, measured or calculated at 1m from the façade of the nearest noise sensitive premises, shall not exceed a value 5 dB(A) above the existing LA90 background noise level. The Rating level of the PA noise and existing background noise levels shall be determined as per the guidance provided in BS4142:1997.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

### **15) UNI**

The use of the PA system shall be limited to between 9.00am and 11.00pm Monday to Saturday and 9.00am and 10.30pm Sundays and Bank Holidays, and the use of the external PA system (outside the stadium) shall be restricted to public safety announcements and shall not be used for general crowd entertainment.

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.*

### **16) UNI**

No car park to the west of the stadium shall be used for events finishing after 11.00 pm.

*Reason: In order to protect the amenity of nearby residents and to minimise noise pollution in compliance with policy QD27 of the Brighton & Hove Local Plan.*

### **17) UNI**

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

*Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the*

*Brighton & Hove Local Plan.*

**18) UNI**

Refuse collection and deliveries shall only take place between 06:00 and 18:00 daily, except at those parts of the application site forming part of the campus of the University of Sussex and Falmer School.

*Reason: In order to protect the amenity of adjoining occupiers and to avoid vehicle congestion at peak hours in compliance with policies NC6 and QD27 and TR7 of the Brighton & Hove Local Plan.*

**19) UNI**

- a. The Link Road between Stanmer Park Road and the University of Sussex as shown on Plan No. HED/307. VWN.PP.002.REV B shall continue to be made available at all times to provide vehicular access and egress to the University of Sussex;
- b. The previous access to the University of Sussex from the A27 to Falmer House Road shall continue to be closed to all vehicular traffic.
- c. Vehicular access to the Stadium and the University of Brighton from the westbound A27 on slip shall be restricted to emergency vehicles by a locked gate or demountable bollards.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4 and TR6 of the Brighton & Hove Local Plan.*

**20) UNI**

The new pedestrian footway/cycleway from the former Falmer High School (from the new junction on the A270) to the Stadium shall continue to be made available for use by the public at all times.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR11, TR12, TR14 and TR15 of the Brighton & Hove Local Plan.*

**21) UNI**

Unless otherwise agreed in writing, the approved access ramp located at the western end of the footway/cycleway from the former Falmer High School to Stadium and the transportation method for people with limited mobility, shall be fully constructed and carried out in accordance with the details previously approved (by letter on 14 October 2010) and as shown on drawing nos. N71041 - FL (01) revision D, N71041 - FL (01) revision G submitted on 8 October 2010, and drawing ref: 220 submitted on 29 March 2012 by the 31 December 2012 and retained as such thereafter.

*Reason: In order to provide an accessible route between the car park and the American Express Community Stadium and to comply with policy TR1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.*

**22) UNI**

No use of the Stadium for Outdoor Events shall occur unless Park & Ride facilities within a total minimum capacity of 1,300 car parking spaces are available for use by persons attending Outdoor Events at the Stadium and such spaces shall be maintained for use in accordance with the Travel Management Plan.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.*

**23) UNI**

No event shall take place at the Stadium with an attendance in excess of 22,500

people.

*Reason: In the interests of public safety and to avoid excessive noise and disturbance in accordance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

**24) UNI**

No indoor or outdoor event(s) (which for the avoidance of doubt will include conferences and banquets) with an anticipated individual or cumulative attendance at any time of 250 or more shall take place at the Stadium other than in accordance with the Travel Management Plan or such separate Travel Management Plan as shall have been submitted to and approved in writing by the Local Planning Authority specific to that Event.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.*

**25) UNI**

The overall maximum attendance at an indoor event or events in the conference/banqueting facilities hereby approved shall not exceed 2510.

*Reason: In order to avoid excessive noise and disturbance in accordance with policies NC6 and QD27 of the Brighton & Hove Local Plan.*

**26) UNI**

The Stadium shall operate at all times in accordance with the approved Stewarding Plan. No event with an anticipated attendance of 500 or more shall take place at the Stadium other than in accordance with the Stewarding Plan or such separate Stewarding Plan as shall have been submitted to and approved in writing by the Local Planning Authority specific to that Event.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.*

**27) UNI**

The car parking within the stadium itself shall only be available for use by occupiers and users of the stadium.

*Reason: In order to prevent increasing the general availability of car parking spaces in the area and to meet sustainable transport objectives in compliance with policies TR1, TR2, TR19 of the Brighton & Hove Local Plan.*

**28) UNI**

Car parking for a minimum of 2000 and a maximum of 2200 cars shall be provided at approved locations within 1.5km of the Stadium. No Outdoor Event for which these parking spaces are required in accordance with the Travel Management Plan shall take place unless such parking spaces are available for use by persons attending the said Outdoor Event. The total number of car parking spaces to be provided for Outdoor Event traffic shall not exceed 2350 within 1.5km of the Stadium.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet the sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.*

**29) UNI**

No use of the Stadium for Outdoor Events shall take place unless in accordance with the approved Outdoor Event day Controlled Parking Zone which shall be brought into operation for the duration of each Outdoor Event and for three hours either side of the start and finish times of each Outdoor Event. The area covered by the Controlled Parking Zone is identified in Application No BH2001/02418/FP inquiry documents BHA 251/253 and 252 at Plans 3 and 2 respectively, but for

the avoidance of doubt shall include the village of Falmer. The Controlled Parking Zone will in every case operate to prevent visitors to the Outdoor Event from parking their vehicles within the area controlled by the Controlled Parking Zone.

*Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.*

### **30) UNI**

The Stadium shall continue to make the following accommodation available within the Stadium building:

1. A study support centre to be operated jointly with the Learning and Skills Council or with any such other agency or agencies as may be agreed in writing with the Local Planning Authority of not less than 81 square metres.
2. A Skills Training Centre which may be operated in conjunction with such commercial or educational agencies as may wish to participate to provide such range of courses as may be agreed in writing with the Local Planning Authority of not less than 1224 square metres.
3. Such internal space as may be reasonably required and subject to the prior needs of the Company's football and other commercial activities to be provided on a not for profit basis for the agreed periods of use by the local residents and other groups to be agreed in writing by the Local Planning Authority.

*Reason: In order to ensure the delivery of the community educational benefits by the club which partly enabled the tests to be met for allowing an exception to policy to be made under policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

### **31) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the chalk re-profiling aftercare measures shall be carried out in accordance with the Soil Handling and Agricultural Land Restoration Method Statement set out in Appendix 7.3 of the Environmental Statement on BH2008/2732.

*Reason: In order to ensure the satisfactory handling of soils and restoration of agricultural land in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

### **32) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the chalk re-profiling and soil restoration 5 year aftercare programme shall be carried out in strict accordance with the details set out in the Agricultural Method Statement.

*Reason: In order to ensure the satisfactory handling of soils and restoration of agricultural land in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

### **33) UNI**

Any trees or plants which within 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 interests of the amenity of the area in compliance with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

## **BH2012/01225**

### **44 & 46 Baden Road Brighton**

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of application BH2011/01466.

**Applicant:** Kitmarr Limited

**Officer:** Sue Dubberley 293817

**Split Decision on 10/07/12 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 5, 9 part a), 10, and 11 subject to full compliance with the submitted details.

**1) UNI**

Refuse condition 9 part b) and condition 12.

Insufficient information has been provided to demonstrate that the development will achieve EcoHomes Code Level 4.

**2) UNI2**

Condition 9 b) insufficient information has been provided to demonstrate that the development will achieve EcoHomes Code Level 4.

**3) UNI3**

Condition 12 Insufficient information has been provided to demonstrate that the development will achieve EcoHomes Code Level 4.

**BH2012/01226**

**52 - 56 Baden Road Brighton**

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of application BH2011/03450.

**Applicant:** Pursuit Properties

**Officer:** Sue Dubberley 293817

**Split Decision on 06/07/12 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 5, 9 part a), 10, and 11 subject to full compliance with the submitted details.

**1) UNI**

Refuse condition 9 part b) and condition 12.

Insufficient information has been provided to demonstrate that the development will achieve EcoHomes Code Level 4.

**BH2012/01360**

**22 Norwich Drive Brighton**

Installation of solar panels to side elevation and onto ground mount system to rear garden.

**Applicant:** Mr Raza Kazim

**Officer:** Pete Campbell 292359

**Refused on 13/07/12 DELEGATED**

**1) UNI**

The solar panels to be installed on the roofsope and side wall of the property by reason of their visibility on the street scene, number and scale are considered to be detrimental to both the character of the property and the street scene as a whole. The proposal is contrary to policies QD14 and SU16 of the Brighton & Hove Local Plan.

**2) UNI2**

By virtue of the excess loss of useable outdoor space and the negative impact caused to the south facing 1st floor windows, the proposal would harmfully impact the amenity of the occupants of no.22 Norwich Drive. The proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.



**BH2012/01500**

**land to the rear of 14 -18 Baden Road Brighton**

Application for Approval of Details Reserved by Condition 11 of application BH2010/01959

**Applicant:** Kitmarr Limited

**Officer:** Sue Dubberley 293817

**Approved on 06/07/12 DELEGATED**

**BH2012/01504**

**Land Rear of 20-32 Baden Road Brighton**

Application for Approval of Details Reserved by Condition 10 of application BH2010/01609

**Applicant:** Kitmarr Limited

**Officer:** Sue Dubberley 293817

**Approved on 06/07/12 DELEGATED**

**QUEEN'S PARK**

**BH2011/03631**

**64 St James's Street Brighton**

Erection of three storey extension to create new front facade and shopfront, rear extension to create second floor above existing two storey building and installation of new windows to side of first floor studio flat.

**Applicant:** 01 Property Group Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 03/07/12 PLANNING 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 nos. 0155.01B, 0155.02B, 0155.05 and 0155.06 received on 28.11.11 and drawing nos. 0155.03D and 0155.04D received on 20.01.12.

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

**3) UNI**

The extended Class A2 use hereby permitted shall not be open to customers except between the hours of 0800 and 2100.

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

**4) UNI**

Notwithstanding the information contained within the planning application form submitted as part of this application the windows in the first and second floor flank elevations shall be painted softwood or coated metal only and shall be retained as such.

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

**5) 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.*

**6) 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.*

**7) UNI**

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

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

**8) UNI**

No development shall take place until full details of the proposed elevations and sections of the proposed glazing system/shopfront at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure there is no detrimental impact to the character and appearance of the East Cliff Conservation Area and to comply with Policy HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

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

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

**BH2012/00199**

**Flat 1 100 St Georges Road Brighton**

Erection of first floor extension over existing flat roof.

**Applicant:** Mr M Burnard-Epstein

**Officer:** Louise Kent 292198

**Refused on 10/07/12 DELEGATED**

**1) UNI**

The proposed extension, due to its height, bulk, massing and prominent location would form an intrusive and incongruous feature that would significantly harm the building's appearance, the street scene, the character and appearance of the East Cliff conservation area and the setting of the adjoining listed buildings. The development is therefore contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan

**BH2012/00387**

**Marine Court 17 Marine Parade Brighton**

Replacement of existing upvc and timber windows and doors with new timber units to south elevation.

**Applicant:** Mr John Tibbett

**Officer:** Pete Campbell 292359

**Approved on 02/07/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 nos. ADC470/03 and ADC47/06, a site location plan, a block plan and a design and access statement received on 13/02/2012, drawing no. ADC470/09 received on 21/05/2012 and drawing no. ADC470/07 rev A received on 14/06/2012

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

**3) UNI**

All new windows shall be painted softwood, double hung vertical sliding sashes and shall be retained as such.

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

**BH2012/00388**

**Marine Court 17 Marine Parade Brighton**

Internal alterations and replacement of existing upvc and timber windows and doors with new timber units to south elevation.

**Applicant:** Mr John Tibbett

**Officer:** Pete Campbell 292359

**Approved on 02/07/12 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 cast iron vents on the east elevation shall be painted to match the masonry and shall be retained 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**

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

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

**4) UNI**

All new windows shall be painted softwood, double hung vertical sliding sashes and shall be retained as such.

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

**BH2012/00737**

**Unit 2 & 3 The Terraces Madeira Drive Brighton**

Change of use of unit 2 and part of unit 3 from amusement arcade (Sui-generis) to restaurant/cafe (A3) and separate hot food takeaway (A5).

**Applicant:** Brighton Seafront Regeneration

**Officer:** Aidan Thatcher 292265

**Approved on 09/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH06.02**

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

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

**3) BH07.03**

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

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

**4) BH07.07**

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

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

**5) BH12.01**

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

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

**6) UNI**

The use hereby permitted shall be open to customers between the hours of 07:00 and 24:00 only, on a daily basis.

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

**7) UNI**

No development shall take place until full details of the proposed roller blinds have been submitted to and been approved in writing by the Local Planning

Authority. The submitted details must include drawings when the blinds are in and out, together with full details of the proposed materials and colour. The works shall be carried out in strict accordance with the approved details and thereafter be retained as such.

*Reason: To ensure a satisfactory finish to the development and to comply with policies QD10 and QD11 of the Brighton & Hove Local Plan.*

**8) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan			08.03.12
Site Location Plan (detailing refuse storage)			08.03.12
Plan	D2536/6011A		08.03.12
Plan	LA01A		17.04.12
Plan	LA02A		
Plan	LA03A		17.04.12
Plan	LA04A		17.04.12
Plan	LA05		17.04.12
Plan	LA05		17.04.12
Plan	AA03		17.04.12
Plan	AA04		17.04.12

**BH2012/01304**

**14 Dorset Gardens Brighton**

Internal alterations to layout of dwelling.

**Applicant:** Christian Barnes

**Officer:** Aidan Thatcher 292265

**Approved on 28/06/12 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 commence until a report from a Structural Engineer regarding the impact of the shower excavation on the footings of the building has been submitted to and been approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the recommendations of the report.

*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.*

**BH2012/01321**

**42 Marine Parade Brighton**

Internal alterations to layout and associated works. Replacement of roof covering and rainwater goods (Part retrospective)

**Applicant:** Hari Virk

**Officer:** Liz Arnold 291709

**Approved on 06/07/12 DELEGATED**

**BH2012/01364**

**9-10 St James's Street Brighton**

Display of 2no externally illuminated fascia signs.

**Applicant:** Greggs Plc

**Officer:** Wayne Nee 292132

**Approved on 13/07/12 DELEGATED**

**1) BH10.01**

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

## 8) UNI

Notwithstanding the approved drawings, the proposed fascia signs shall consist of painted timber panels.

*Reason: To safeguard the appearance and character of the area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.*

### **BH2012/01437**

#### **217 Queens Park Road Brighton**

Erection of single storey ground floor rear side extension with flat roof and rooflight.

**Applicant:** Mr Nir Bakshy

**Officer:** Anthony Foster 294495

**Approved on 02/07/12 DELEGATED**

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

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

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

#### **2) BH02.09**

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.*

#### **3) 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.*

#### **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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan			9 May 2012
Existing Site Plan			9 May 2012
Proposed Site Plan			9 May 2012
Site Photos			9 May 2012
Rear Elevations			28 June 2012
Ground Floor Plans			28 June 2012
Roof Plans			28 June 2012

### **BH2012/01458**

#### **Land at Madeira Drive Brighton**

Erection of a bronze statue of Steve Ovetto on a stone plinth.

**Applicant:** Kingspan Developments Ltd (KSD)

**Officer:** Jonathan Puplett 292525

**Approved on 29/06/12 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 plinth shall be finished with Portland Whitbed Stone to match the sample received on 22/05/12 and the area around the base of the statue shall be finished with 'Flamed Pepperino' granite to match the sample received on 11/06/12.

*Reason: To safeguard the appearance of the development and the East Cliff Conservation Area and to comply with policies QD1, QD2 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	140-08-010		21/05/12
Block Plan	140-08-020		21/05/12
Site Layout Plan & Sectional Elevation	C1216/(08)01		25/05/12
ElevationsPage1/2			21/05/12
ElevationsPage 2/2			21/05/12

**ROTTINGDEAN COASTAL**

**BH2012/00468**

**Gate Cottage 6 Bazehill Road Rottingdean Brighton**

Erection of 2 two storey rear extensions and a single storey side extension with associated external alterations. Construction of a raised terrace to rear with ramp to garden level (amended description).

**Applicant:** Gate Cottage Rest Home Ltd

**Officer:** Liz Arnold 291709

**Approved on 06/07/12 DELEGATED**

**1) BH01.01**

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

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement and scheme for landscaping, which shall include details of existing trees and hedges which will be removed or retained, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed landscaping details and Arboricultural Method Statement. All trees retained in the vicinity of the development hereby approved should be protected to BS 5837 (2005) Trees in Relation to Construction during the course of the development.

*Reason: To protect the trees which are to be retained on the site and in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.*



#### 4) UNI

Any pruning works to facilitate the development should be carried out to BS 3998 (2010) Tree Pruning Recommendations.

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

#### 5) UNI

The side gate in the flint wall which provides direct access from Bazehill Road to the rear garden area of the site should be kept locked during the course of the development and any building site pedestrian traffic through this entrance should be prohibited.

*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.*

#### 6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 477/04 received on the 20th February 2012 and drawing no. 477/05RevA received on the 9th May 2012.

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

#### 7) UNI

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

*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.*

### **BH2012/00795**

#### **Brighton Marina Penstock Chamber Land off Marina Way Brighton**

Installation of power supply kiosk (Retrospective).

**Applicant:** Southern Water Services

**Officer:** Aidan Thatcher 292265

**Approved on 11/07/12 DELEGATED**

#### 1) UNI

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

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

Plan Type	Reference	Version	Date Received
Plan	263467/WUD/PA/002/6B		02.05.12
Plan	263467/WUD/PA/002/7A		02.05.12
Plan	BH03.81687.54013G		04.05.12

**BH2012/00890****6 Cliff Road Brighton**

Conversion of existing first and second floor maisonette to form 1no two bedroom flat and 1no one bedroom flat incorporating front and rear dormers and associated alterations.

**Applicant:** Mr Mohammad Jafari

**Officer:** Sue Dubberley 293817

**Approved on 16/07/12 DELEGATED****1) BH01.01**

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

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

**2) BH02.08**

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.*

**3) 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.*

**4) BH06.02**

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.*

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan	5044/PL/001		26/03/12
Elevations existing	5044/PL/011		26/03/12
Floor plans existing	5044/PL/010		26/03/12
Elevations/sections existing	5044/PL/020		26/03/12
Floor plans proposed	5044/PL/021	A	06/05/12
Elevations proposed	5044/PL/022	A	06/05/12
Elevations/sections proposed	5044/PL/012	A	06/05/12

**BH2012/01332**

**32 Elvin Crescent Brighton**

Certificate of lawfulness for a proposed loft conversion incorporating roof extension and rear dormer with rooflights to side and rear elevations.

**Applicant:** Mr Paul Cross

**Officer:** Louise Kent 292198

**Approved on 11/07/12 DELEGATED**

**BH2012/01370**

**24 Longhill Road Brighton**

Demolition of existing garage and erection of new single storey rear/side extension with pitched and flats roofs. Roof alterations to main house including installation of side dormer. Demolition of porch and erection of new porch and bay window to front elevation. Alterations to fenestration and external finishes.

**Applicant:** Mr Ian Watson

**Officer:** Liz Arnold 291709

**Refused on 29/06/12 DELEGATED**

**1) UNI**

The combined size and footprint of the proposed annexe and link extensions is excessive and out of keeping with the wider area. Furthermore the design and use of different construction materials for the various elements of the proposal results in a disjointed development. As such the extensions are of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed dormer window, by virtue of its size and design, which includes large areas of cladding either side of the window, is considered to be poorly designed. In addition the proposed dormer in conjunction with the existing roof forms of the dwelling and the proposed mono-pitched roof side extension would result in a bulky and complicated roof configuration to the dwelling. The proposed dormer window is considered to be of detriment to the visual amenities of the parent property, the Longhill Road street scene and the surrounding area. The proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

**BH2012/01375**

**Black Rock Madeira Drive & Marine Drive (A259) Brighton**

Application for approval of details reserved by Condition 3 of application BH2005/05602.

**Applicant:** Southern Water Services Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 28/06/12 DELEGATED**

**BH2012/01401**

**47 Roedean Crescent Brighton**

Erection of single storey outbuildings with pitched roofs to rear of rear garden and associated landscaping works.

**Applicant:** Mr Doug Lyons

**Officer:** Chris Swain 292178

**Approved on 04/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH14.01**

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

*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.*

**3) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, means of enclosure and 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 along the rear boundary of the site adjoining the South Downs National Park.

*Reason: To ensure that the development preserves the appearance and character of the South Downs National Park and the wider surrounding area and to comply with policies QD1, QD15 and NC8 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/Block Plan			8 May 2012
Existing garden plan and sections	446/G01		8 May 2012
Proposed garden plan and sections	446/02		8 May 2012
Proposed sections and elevations	446/03		8 May 2012

**BH2012/01416**

**42 Chichester Drive West Saltdean Brighton**

Erection of single storey rear extension to rear of existing garage.

**Applicant:** Mr Hawkins

**Officer:** Chris Swain 292178

**Refused on 12/07/12 DELEGATED**

**1) UNI**

The proposed development, by reason of its height, design, mass and depth would result in an overly dominant addition that would have a significantly overbearing impact towards the adjoining property, No.44 Chichester Drive West, harming the residential amenity currently enjoyed by this property. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/01423**

**Pine Glade Bazehill Road Rottingdean Brighton**

Installation of 4no rooflights into existing roofslopes

**Applicant:** Richard Byrne

**Officer:** Pete Campbell 292359

**Approved on 13/07/12 DELEGATED**

**1) BH01.01**

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

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

*unimplemented permissions.*

**2) BH12.05A**

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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design and access statement			18/05/2012
Site location plan			08/05/2012
Existing and proposed elevations	1202/01		08/05/2012
Roofspace drawing	1204/02		10/07/2012

**BH2012/01461**

**28 Newlands Road Rottingdean Brighton**

Removal of existing roof and addition of new storey and roof with associated external alterations including front balcony and rooflights to side elevations and demolition of existing garage.

**Applicant:** Mr Nik Busby

**Officer:** Wayne Nee 292132

**Approved on 11/07/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 drawings submitted, the first floor windows in the side (north) elevation and the first floor bedroom window in the side (south) 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.*

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plans	CH484/001		14 May 2012
Existing plans	CH484/002		14 May 2012
Existing elevations & sections	CH484/003		14 May 2012
Existing elevations & sections	CH484/004		14 May 2012
Proposed plans ground floor	CH484/005		14 May 2012
Proposed plans first floor	CH484/006		14 May 2012
Proposed elevations and sections	CH484/007		14 May 2012
Proposed elevations and sections	CH484/008		14 May 2012

**BH2012/01479****35 Arundel Road Brighton**

Erection of single storey rear extension.

**Applicant:** Elizabeth Woolford**Officer:** Chris Swain 292178**Approved on 09/07/12 DELEGATED****1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed ground floor plan	DWG1		14/05/2012
Proposed rear elevation	DWG 2		14/05/2012
Section A:A	DWG 3		14/05/2012
Proposed side elevation	DWG 4		14/05/2012
Block Plan	DWG 5		14/05/2012
Existing ground floor plan	DWG 6		14/05/2012
Existing rear elevation	DWG 7		14/05/2012

**BH2012/01488****31 The Cliff Brighton**

Demolition of existing garage and construction of a new double garage and boundary walls, incorporating raising of garden level and erection of a timber summer house with green roof over proposed double garage to rear.

**Applicant:** Ms Rebecca North**Officer:** Anthony Foster 294495**Refused on 11/07/12 DELEGATED****1) UNI**

Cumulatively, the proposed proposed boundary treatment and summer house by virtue of their overall height, bulk and finish would appear overly dominant within the immediate street scene, and detract from the visual amenity of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Local Plan.

**BH2012/01491****3 Roedean Crescent Brighton**

Application to extend time limit for implementation of previous approval BH2009/00928 for demolition of existing house to provide a three storey house with a new belvedere and lower ground floor.

**Applicant:** Sheila Flavell**Officer:** Liz Arnold 291709**Approved on 18/07/12 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of

Report from: 28/06/2012 to: 18/07/2012

three years from the date of this permission.

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

## **2) UNI**

No development shall take place until samples of the materials (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.*

## **3) UNI**

No residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve a minimum Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve a minimum Code level 3 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.*

## **4) UNI**

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

*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.*

## **5) UNI**

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

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

## **6) UNI**

Prior to the commencement of works an Arboricultural Method Statement in relation to the provision of the proposed driveway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and the driveway shall be built in accordance with BS5837.

*Reason: To ensure that the development and associated works do not jeopardise the health and structural stability of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.*

## **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior

to their first occupation and shall be retained as such thereafter.

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

**8) UNI**

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

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

**9) UNI**

The development hereby 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.*

**10) 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.*

**11) UNI**

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans or other details submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with policy TR7 of the Brighton & Hove Local Plan.*

**12) UNI**

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover, located towards the centre of the site, back to footway by raising the existing kerb and footway. 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 and TR8 of the Brighton & Hove Local Plan.*

**13) UNI**

The ground floor one bedroom unit hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwelling house and shall at no time be converted to or sold as a self-contained unit.

*Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.*

**14) UNI**

The second floor balustrading and associated planting as shown on drawing no.



D.01RevC shall be fully implemented in accordance with the approved scheme prior to the first use of the second floor amenity area and shall be retained and maintained thereafter.

*Reason: In order to protect adjoining properties from overlooking and loss of privacy and to comply with policy QD27 of the Brighton & Hove Local Plan*

**15) 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.*

**16) UNI**

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the swimming pool shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the amenities of residential properties in accordance with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

**17) UNI**

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

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

**18) UNI**

The street tree located within the area of the proposed driveway shall be replaced by another suitable tree, which have been approved in writing by the Local Planning Authority, within the first planting season following the completion of the development, and if the trees which within a period of five 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 other similar sized tree, 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.*

**19) UNI**

All existing trees on site which are to be retained as indicated on drawing no. J39.36/01 and within the Broad Oak Tree Consultants Arboricultural Report, the retained street trees and any new trees which are to be planted as part of the landscaping scheme, which within a period of 5 years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

*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.*

**20) UNI**

The measures set out in the Waste Minimisation Statement submitted on the 21st April 2009 shall be implemented in strict accordance with the approved details. *Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**21) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing OS and location Plan	A.01	Rev. A	21st April 2009
Existing Floor Plans and Elevations	A.02	Rev. B	21st April 2009
Existing Site/Block Plan	A.03	Rev. B	21st April 2009
As Existing Site Sections	A.04	Rev. A	21st April 2009
Proposed Floor Plans	D.01	Rev. C	21st April 2009
Proposed Elevations	D.02	Rev. B	21st April 2009
Proposed Site/Block Plan	D.03	Rev. A	21st April 2009
Proposed Site Sections	D.04	Rev. B	21st April 2009
Existing/Proposed Roedean Crescent Elevations	D.05	Rev. A	21st April 2009
Tree Constraints Plan	J39.36/01		21st April 2009

**BH2012/01518**

**42 Chichester Drive West Saltdean Brighton**

Erection of balcony to existing rear dormer and associated works.

**Applicant:** Michael Hawkins

**Officer:** Chris Swain 292178

**Refused on 11/07/12 DELEGATED**

**1) UNI**

The proposed roof terrace would result in significant overlooking and loss of privacy towards the rear garden and also to the side elevation of the adjoining property, No.40 Chichester Drive West, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed remodelled dormer with terraced area, by reason of its scale, proportions and design would detract from the appearance and character of the property and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

## **WOODINGDEAN**

### **BH2012/00887**

#### **Land rear of 49/49a Downs Valley Road Brighton**

Erection of 2 storey dwelling with attached garage and solar panels (part retrospective).

**Applicant:** Mr Jim Taylor

**Officer:** Liz Arnold 291709

**Approved on 18/07/12 DELEGATED**

#### **1) UNI**

The development hereby permitted shall be completed 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>
Ground Floor Plan	0168.01	Rev. D	21st June 2012
Elevations	0168.02	Rev. B	10th April 2012
Site and Location Plan	0168.03		23rd March 2012
First Floor and Roof Plan	0168.04		23rd March 2012
North Elevation	0168.05		10th April 2012
All Elevations	0168.06	Rev. D	21st June 2012
Existing and Proposed Roof Plan	0168.07		21st June 2012

#### **2) UNI**

Within 2 months of the date of this permission, the solar panels hereby approved shall be installed and available for use and thereafter permanently retained as such.

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

#### **3) UNI**

Within 4 months of the date of this permission, a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 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.*

#### **4) UNI**

Access to the flat roofs over the dwelling 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.*

#### **5) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed 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.*

## 6) UNI

The bottom section of the first floor south facing windows shall retain a solid panel.

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

## 7) UNI

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

### **BH2012/01239**

#### **Site of Elmhurst Warren Road Brighton**

Erection of freestanding brick substation to serve 80 bed care home approved on application BH2008/02303.

**Applicant:** BUPA Healthcare Service

**Officer:** Anthony Foster 294495

**Approved on 10/07/12 DELEGATED**

#### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	02.11.101		24 April 2012
Substation Option 3	JCC12-251-SK03A		24 April 2012
Standard Freestanding Brick Built substation for single transformer up to 100kVA	EI07-0102.05A		24 April 2012
Substation Proposals	AL(9)930C		2 May 2012

### **BH2012/01470**

#### **58 Crescent Drive North Brighton**

Removal of two storey rear extension and replacement with balcony and associated screening to first floor (Part Retrospective).

**Applicant:** Mrs Kay Charnley

**Officer:** Pete Campbell 292359

**Approved on 09/07/12 DELEGATED**

#### 1) UNI

The balcony hereby authorised shall not come into use until a 1.8m high fence has been erected along the southern boundary of the site. The fence there after shall be retained at all times.

*Reason: To protect neighbouring amenity and in accordance with QD27 of the*

Brighton & Hove Local Plan. Whilst the fence is referred to in the Design and Access Statement, this has not at this stage been installed as suggested in the statement

## 2) UNI

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

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

Plan Type	Reference	Version	Date Received
Design and access statement	CH 468		14/05/2012
Location plan and block plan	CG 468 / 001		14/05/2012
Drawing	CG 468 / 002		14/05/2012
Drawing	CG 468 / 003		14/05/2012
Drawing	CG 468 / 004		14/05/2012
Drawing	CG 468 / 005		14/05/2012
Drawing	CG 468 / 006A		14/05/2012
Drawing	CG 468 / 007A		14/05/2012
Drawing	CG 468 / 008A		14/05/2012
Drawing	CG 468 / 009B		14/05/2012

### **BH2012/01612**

#### **26 Crescent Drive South Brighton**

Non Material Amendment to BH2012/00078 to change Juliet Balcony to window. Change side elevation render to fairface brickwork, double door to single door storage area.

**Applicant:** Mr Alan Fisher

**Officer:** Liz Arnold 291709

**Approved on 09/07/12 DELEGATED**

### **BRUNSWICK AND ADELAIDE**

### **BH2011/01986**

#### **130 Western Road Hove**

Application for variation of condition 1 of application BH2002/00004/FP to permit hours of opening of 07.00 to 23.00 seven days a week, in relation to the use of the unit as a convenience retail store.

**Applicant:** Southern Co-operatives Ltd

**Officer:** Steve Walker 292337

**Finally Disposed of on 04/07/12 DELEGATED**

### **BH2012/00714**

#### **Ground Floor Flat 92 Lansdowne Place Hove**

Installation of replacement internal kitchen door, temporary secondary glazing to windows, keypads to internal doors and removable soft play area to rear patio.

**Applicant:** Lorraine Roberts

**Officer:** Robert McNicol 292322

**Approved on 11/07/12 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.*

**BH2012/00812**

**Entrance to North End of Farman Street Hove**

Replacement of existing bollard with a keypad operated metal gate.

**Applicant:** Mr Richard Oxford

**Officer:** Mark Thomas 292336

**Approved on 09/07/12 DELEGATED**

**1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Plan and elevations	0999_01D		22nd June 2012

**BH2012/01095**

**52 Brunswick Street West Hove**

Change of use on ground floor from café (A3) to 1no one bedroom flat and 1no studio flat and erection of additional storey to create 1no one bedroom flat with associated internal alterations and revised fenestration.

**Applicant:** Mr Paolo Packham

**Officer:** Adrian Smith 290478

**Approved on 03/07/12 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) UNI**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the residential unit within the additional storey will achieve Code level 3 have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the residential unit within the additional storey will achieve Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, neither of the approved ground floor residential units hereby approved shall be occupied until a Final BREEAM Domestic Refurbishment Post Construction Certificate confirming that each residential unit built has achieved a BREEAM Domestic Refurbishment rating (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.*

**4) UNI**

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

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

**5) UNI**

The development hereby 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.*

**6) 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.*

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 2011/09/01, 2011/09/08A, 2010/09/10A, 2010/09/11A & 2010/09/12A received on the 12th April 2012.

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

**8) 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 HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

The front door and all windows to the development hereby permitted shall at all times be of a painted timber finish.

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

**10) UNI**

Notwithstanding the details submitted with the application, no expansion joints, metal beads or stops, and no bell moulds shall be used in the external construction of the development hereby permitted.

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

**11) UNI**

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

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

**12) UNI**

The windows in the rear ground floor elevation shall not be glazed other than with obscured glass and fixed shut, 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**

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

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

**14) UNI**

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

**15) UNI**

No development shall take place until the following details have been submitted and approved in writing by the Local Planning Authority:

- a) 1:1 scale sectional profiles through the render band course;
- b) 1:1 scale sectional profiles through the meeting rail, bottom rail and cill of the proposed window frames, and surrounding masonry;
- c) Details of the proposed door and portico, including 1:1 scale sectional profiles through the door.

Development shall be carried out in strict accordance with the approved details and thereafter retained.

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

**16) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence on the ground floor units, until a BRE issued Design Stage Certificate demonstrating that the ground floor units has achieved a BREEAM Domestic Refurbishment rating (pass as a minimum) and 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.*

**17) UNI**

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

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



## **18) UNI**

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

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

### **BH2012/01301**

#### **20 Brunswick Square Hove**

Application for Approval of Details Reserved by Conditions 2 a-h of application BH2012/0176.

**Applicant:** 20 Brunswick Square (Hove) Ltd

**Officer:** Robert McNicol 292322

**Approved on 05/07/12 DELEGATED**

### **BH2012/01302**

#### **20 Brunswick Square Hove**

Application for Approval of Details Reserved by Conditions 2 a-h of application BH2012/00575.

**Applicant:** 20 Brunswick Square (Hove) Ltd

**Officer:** Robert McNicol 292322

**Approved on 05/07/12 DELEGATED**

### **BH2012/01352**

#### **Land to rear of 68-70 Brunswick Place Hove**

Replacement of existing single glazed steel framed window with new timber double glazed unit (Retrospective).

**Applicant:** Baron Homes

**Officer:** Mark Thomas 292336

**Approved on 04/07/12 DELEGATED**

### **BH2012/01353**

#### **Land to rear of 68-70 Brunswick Place Hove**

Replacement of existing single glazed steel framed window with new timber double glazed unit (Retrospective).

**Applicant:** Baron Homes

**Officer:** Mark Thomas 292336

**Approved on 04/07/12 DELEGATED**

### **BH2012/01467**

#### **Flat 3 5 Brunswick Terrace Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2011/03875.

**Applicant:** Mr David Garbutt

**Officer:** Christopher Wright 292097

**Approved on 04/07/12 DELEGATED**

**BH2012/01487****Flat 1, 4-5 Palmeira Square Hove**

Internal alterations to layout of flat.

**Applicant:** Ms Susie de Castilho**Officer:** Christopher Wright 292097**Refused on 10/07/12 DELEGATED****1) UNI**

The applicant has not provided the Case Officer with access to the site and as such a full and proper assessment of the Listed Building interior and potential impact of the proposal on the character of the Listed Building in the context of policy HE1 of the Brighton & Hove Local Plan has not been possible.

**BH2012/01548****8 Brunswick Street West Hove**

Alterations to front window, rear windows and addition of window boxes to front elevation.

**Applicant:** Ms Mandy Wilmott**Officer:** Adrian Smith 290478**Approved on 13/07/12 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 window to the front ground floor elevation shall be completed in timber with obscure glazing to the inner leaf of the double glazed unit only, and shall thereafter be retained as such.

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

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan & Block plan	CH485/001		22/05/2012
Proposed plans	CH485/003A		22/05/2012
	CH485/004A		10/07/2012
	CH485/005 A		10/07/2012
	CH485/006		10/07/2012

**CENTRAL HOVE****BH2012/01264****44 Connaught Road Hove**

Erection of single storey extension at ground floor level. Demolition of existing conservatory.

**Applicant:** Ms Val Brown**Officer:** Mark Thomas 292336**Approved on 28/06/12 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 finish to the external walls of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.  
*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Floor plans and elevations	17412/V44C/000	Revision 2	22nd June 2012

## **BH2012/01374**

### **101-103 Church Road Hove**

Display of internally illuminated fascia signs, projecting signs and ATM surrounds.

**Applicant:** The Royal Bank of Scotland Group

**Officer:** Christopher Wright 292097

### **Split Decision on 18/07/12 DELEGATED**

#### **1) BH10.01**

Advertisement consent for the ATM surrounds; fascia signs; projecting sign; and welcome signs as shown on drawing no. 6177/G1/E1 Revision C and 6177/GA/E2 Revision C, subject to the following conditions:

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.*

**1) UNI**

Refuse advertisement consent for the 7.29m wide fascia sign on the extension to the main building over the two existing ATMs, and which fronts Tisbury Road, as shown on drawing no. 6177/G1/E1 Revision C, for the reason specified hereunder:

**2) UNI2**

The 7.29m wide fascia sign on the extension to the main building over the two existing ATMs, and which fronts Tisbury Road, would, by reason of the siting, height, style and illumination, relate poorly with the architecture and character of the building, to the detriment of amenity and the appearance of the Conservation Area. As such the proposal is contrary to the requirements of policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements

**BH2012/01378**

**Royal Court 8 Kings Gardens Hove**

Display of commemorative plaque to exterior wall and installation of handrail.

**Applicant:** Tim Clegg

**Officer:** Robert McNicol 292322

**Approved on 09/07/12 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.*

**BH2012/01382**

**33 Hove Manor Hove Street Hove**

Replacement of windows with UPVC double glazed windows (retrospective).

**Applicant:** Mr Paul Gill

**Officer:** Robert McNicol 292322

**Approved on 16/07/12 DELEGATED**

**BH2012/01514**

**Flat A 1 Kings Gardens Hove**

Internal alterations to flat including removal of non-original internal lobby, re-instatement of an existing doorway, relocation of an existing internal door and associated alterations.

**Applicant:** Mr James Forbes

**Officer:** Mark Thomas 292336

**Approved on 09/07/12 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 additional doors onto the common ways hereby approved shall match exactly the joinery profiles of the existing original doors to be fitted within these openings.

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

**BH2012/01766**

**41 Fourth Avenue, Hove**

Eucalyptus - pollard at approx. 3m to make safe and allow uniform re-growth.

**Applicant:** Trees Understood

**Officer:** Di Morgan 292929

**Approved on 29/06/12 DELEGATED**

**GOLDSMID**

**BH2012/01054**

**121 - 123 Davigdor Road Hove**

Change of use of lower ground and ground floors from offices (B1) to community centre (D1). Change of use of first and second floors from community centre (D1) and offices (B1) to residential accommodation for supported living (C2) incorporating 26no bedrooms.

**Applicant:** Smile 2 Live

**Officer:** Guy Everest 293334

**Approved on 13/07/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 use at first and second floor levels, as indicated on drawings no. 12/03/10/02 & 12/03/10/03, shall only be used for the provision of 26 rooms of non self-contained supported living accommodation, for people in need of such accommodation, and for no other use or purpose.

*Reason: For the avoidance of doubt, to ensure an acceptable standard of accommodation for future residents, and to ensure the property is retained for use by persons with special needs in accordance with policies QD27, HO11 and HO15 of the Brighton & Hove Local Plan.*

**3) UNI**

Notwithstanding the submitted plans the development hereby permitted shall not be occupied until a revised on-site car parking layout has been submitted to and approved in writing by the Local Planning Authority. The revised layout shall allow for the provision of accessible disabled parking spaces to recognised standards. The on-site parking shall thereafter be implemented in accordance with the agreed details and made available for use prior to the occupation of the development, and shall thereafter be retained for use at all times.

*Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR4 and TR18 of the Brighton & Hove*

*Local Plan.*

**4) UNI**

The ground floor of the building, as indicated on drawing no. 12/03/10/01, shall only be used for a Natural Health Clinic and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the amenities of the area and to comply with policies SU10, QD27, TR1 and TR7 of the Brighton & Hove Local Plan.*

**5) 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.*

**6) UNI**

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

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

**7) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Ground Floor Plan	12/03/10/01		29/03/12
Proposed Lower Ground Floor Plan	12/03/10/02		29/03/12
Proposed First Floor Plan	12/03/10/03		29/03/12
Proposed Second Floor Plan	12/03/10/04		29/03/12
Existing and Proposed Elevations	12/03/10/05		29/03/12
Existing and Proposed Elevations	12/03/10/06		29/03/12
Site Plan	12/03/10/07		29/03/12
Block Plan	12/03/10/08		29/03/12
Existing Ground and Lower Ground Floor Plan	12/03/10/09		29/03/12
Existing First and Second Floor Plan	12/03/10/10		29/03/12

**8) UNI**

The first and second floors of the building shall only be used / occupied in

Report from: 28/06/2012 to: 18/07/2012

association with the hereby approved use(s) at basement and ground floor levels of the building. At no time shall the supported living accommodation at first and second floor level be self-contained or used in isolation from the basement and ground floor of the building.

*Reason: For the avoidance of doubt, to ensure an acceptable standard of accommodation for future residents, and to ensure the property is retained for use by persons with special needs in accordance with policies QD27, HO11 and HO15 of the Brighton & Hove Local Plan.*

**BH2012/01128**

**1 Eaton Grove Hove**

Installation of rooflight into South facing dormer, widening of rear ground floor window, installation of glazing to front garage door. Internal alterations to ground and first floors.

**Applicant:** Mr & Mrs Keen

**Officer:** Steven Lewis 290480

**Approved on 05/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design & Access Statement			13/04/2012
Flat roof Window Technical Sheet			13/04/2012
Location Plan			13/04/2012
Block Plan and 3D	FEH01		13/04/2012
Floor Plans as Existing	FEH02		13/04/2012
North Elevation as Existing	FEH03		13/04/2012
North South Section as Existing	FEH04		13/04/2012
East Elevation as Existing	FEH05		13/04/2012
Block Plan and 3D as Proposed	FEH06 B		01/07/2012
Plans as Proposed	FEH07 A		13/04/2012
North Elevation as Proposed	FEH08 B		01/07/2012
South Elevation and N&S Section	FEH09B		01/07/2012
East Elevation as Proposed	FEH10B		01/07/2012

**BH2012/01179**

**Garden Flat 29 Cromwell Road Hove**

Internal alterations to layout of flat. (Retrospective)

**Applicant:** Mrs Ava Child

**Officer:** Helen Hobbs 293335

**Approved on 11/07/12 DELEGATED**

**BH2012/01318****78 Livingstone Road Hove**

Removal of existing external steel steps, erection of new steps to rear garden, alterations to existing windows and installation of new window and door to rear elevation.

**Applicant:** Ms Harriet Lyons

**Officer:** Helen Hobbs 293335

**Approved on 16/07/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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
	209-03/1A		21st May 2012
	209-03/2A		21st May 2012
Site Plan	209-03/3		4th May 2012

**BH2012/01350****Flat 1 25 Cromwell Road Hove**

Renovation of existing structure at rear of garden including installation of timber roof system with clear glazing infill panels and timber doors and windows at ground and first floor levels.

**Applicant:** Mr P Hutchings

**Officer:** Mark Thomas 292336

**Refused on 12/07/12 DELEGATED**

**1) UNI**

Policy HE1 states that proposals involving the alterations, extension, or change of use of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting, and the proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric. The proposed development would not respect the historical form, design or detailing of the original orangery, examples of similar surviving structures can be viewed elsewhere within Cromwell Road. The proposed orangery would feature a bulky front gable which would appear incongruous and lacks any historical precedent or provenance in relation to these garden buildings. The orangery would be overly fussy, with too many openings and subdivisions/glazing bars. Further, the joinery profiles of both the orangery and ground floor doors would be overly bulky and would feature inappropriately prominent fixing beads. For the reasons outlined the proposed development would be harmful to the character, architectural setting and significance of the Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development would result in the provision of large areas of glazing at first floor level, which would provide for elevated platforms from which views would be afforded towards the rear of no. 25 Cromwell Road. It is considered that the views afforded would



represent an unacceptable level of overlooking and consequent loss of privacy to existing and future occupiers of no. 25 Cromwell Road, representative of an overbearing and unneighbourly form of development significantly harming the amenity of these neighbours. As such the proposed development is considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2012/01434**

**Flat 2 59 Palmeira Avenue Hove**

Removal of white UPVC window and brick base. Installation of UPVC French doors with Juliette balcony.

**Applicant:** Mr Kevin Brown

**Officer:** Robert McNicol 292322

**Approved on 09/07/12 DELEGATED**

**1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Diagram of French doors and windows and Juliet railings	Diagram 1		15 May 2012

**BH2012/01507**

**Flat 1 25 Cromwell Road Hove**

Renovation of existing structure at rear of garden including installation of timber roof system with clear glazing infill panels and timber doors and windows at ground and first floor levels.

**Applicant:** Mr P Hutchings

**Officer:** Mark Thomas 292336

**Refused on 12/07/12 DELEGATED**

**1) UNI**

Policy HE1 states that proposals involving the alterations, extension, or change of use of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting, and the proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric. The proposed development would not respect the historical form, design or detailing of the original orangery, examples of similar surviving structures can be viewed elsewhere within Cromwell Road. The proposed orangery would feature a bulky front gable which would appear incongruous and lacks any historical precedent or provenance in relation to these garden buildings. The orangery would be overly fussy, with too many openings and subdivisions/glazing bars. Further, the joinery profiles of both the orangery and ground floor doors would be overly bulky would feature inappropriately prominent fixing beads. For the reasons outlined the proposed development would be harmful to the character, architectural setting and significance of the Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

## **HANGLETON & KNOLL**

### **BH2012/01273**

#### **153 Poplar Avenue Hove**

Enlargement of rear first floor window, replacement handrail at front of property. New handrail, levelling of threshold and steps at side door. Erection of level patio seating area in rear garden.

**Applicant:** Mr Kenneth Barcock

**Officer:** Helen Hobbs 293335

**Approved on 13/07/12 DELEGATED**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing and Proposed Rear Elevation	SG/05/Pop153		27th April 2012
Existing and Proposed Plan of Level Patio	SG/03/Pop153		2nd May 2012
Plan of Existing Rear Garden	SG/07/Pop153		15th May 2012
Existing and Proposed Plan of Side Access	SG/04/Pop153		15th May 2012
Front Handrail Existing and Proposed	SG/06/Pop153		15th May 2012
Plan of Proposed rear garden showing seating/drying area	SG/08/Pop153		15th May 2012

### **BH2012/01421**

#### **Goldstone Primary School Laburnum Avenue Hove**

Erection of temporary single storey modular classroom.

**Applicant:** Brighton & Hove City Council

**Officer:** Adrian Smith 290478

**Approved on 02/07/12 DELEGATED**

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

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

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

#### **2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the temporary classroom hereby permitted shall be removed from the site and the land returned to its former condition by no later than the 1st September 2013.

*Reason: To meet the specific needs of the school and to safeguard the*

appearance of the site as the temporary classroom is not considered suitable as a permanent form of development in compliance with policy QD1 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan	A-200A		08/05/2012
Block plan	A-201A		08/05/2012
Proposed plans	HD/CRS/09		08/05/2012

**BH2012/01440**

**11 Poplar Avenue Hove**

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

**Applicant:** Mr C Young

**Officer:** Robert McNicol 292322

**Approved on 02/07/12 DELEGATED**

**BH2012/01513**

**41 Broad Rig Avenue Hove**

Erection of a single storey front extension.

**Applicant:** Mr & Mrs Grey

**Officer:** Robert McNicol 292322

**Approved on 12/07/12 DELEGATED**

**1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Ground floor plan, block and location plan	224.12.01A		17 May 2012
Existing elevations and cross sections	224.12.02		17 May 2012
Proposed elevations and cross sections	224.12.08		17 May 2012
Proposed floor plan and block plan	224.12.07		17 May 2012

## NORTH PORTSLADE

### BH2012/01468

#### **Portslade Aldridge Community Academy Chalky Road Portslade**

Application for Approval of Details Reserved by Condition 20 of application BH2011/02824.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 02/07/12 DELEGATED**

### BH2012/01539

#### **6 Langridge Drive Portslade**

Alterations to convert existing garage into habitable area incorporating utility room. Removal of existing garage doors and replaced with new UPVC windows.

**Applicant:** Niki Lawrence

**Officer:** Mark Thomas 292336

**Approved on 09/07/12 DELEGATED**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed plans	102		17th May 2012

### BH2012/01675

#### **1 Thornbush Crescent Portslade**

Erection of a two storey side extension.

**Applicant:** Barry Williams

**Officer:** Robert McNicol 292322

**Approved on 18/07/12 DELEGATED**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plans, elevations and section	PS1/1		30 May 2012
Proposed plans, elevations and section	PS1/2C		30 May 2012

## **SOUTH PORTSLADE**

### **BH2012/01413**

#### **67A Station Road Portslade**

Change of use of lower ground floor and part of ground floor from hairdressers (A1) to self contained flat (C3) incorporating revised fenestration to rear.

**Applicant:** Mr Faris Wahab

**Officer:** Christopher Wright 292097

#### **Refused on 16/07/12 DELEGATED**

##### **1) UNI**

The proposed rear extension would, by reason of the design, scale, form, footprint and siting, have a cramped and dominant appearance that would relate poorly with the character and appearance of the recipient building, to the detriment of visual amenity. As such the proposal is contrary to policies QD1, QD2, QD3, QD14 and HO4 of the Brighton & Hove Local Plan.

##### **2) UNI2**

The proposed rear extension would, by reason of the height, depth, scale and massing, extend alongside neighbouring back gardens and would have an overbearing impact that would generate an increased sense of enclosure that would be detrimental to residential amenity and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

##### **3) UNI3**

The proposed ground floor bedroom at the rear of the property would overlook the private, useable back garden area associated with the self contained first floor flat and would compromise the capacity of the neighbouring occupiers to use the garden owing to loss of privacy and hence would have a detrimental impact on their amenity and living conditions, contrary to the objectives of policy QD27 of the Brighton & Hove Local Plan.

### **BH2012/01547**

#### **24 Fairway Crescent Portslade**

Erection of 1no two storey dwelling.

**Applicant:** Mr Peter Morgan

**Officer:** Adrian Smith 290478

#### **Refused on 04/07/12 DELEGATED**

##### **1) UNI**

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan require proposals for new buildings to demonstrate a high standard of design that emphasises and enhances the positive qualities of the local neighbourhood by taking into account the local characteristics, including the height, scale, bulk and design of existing buildings. The proposed dwelling, by virtue of its scale, form and position in the side garden to a corner plot, represents a poor design standard and an incongruous addition that would excessively enclose the junction of Fairway Crescent and Helena Close, to the general detriment of the appearance of the adjacent terrace and wider street scene, contrary to the above policies

## **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission will not be granted for development that would cause material nuisance and loss of amenity to proposed, existing or adjacent users. The proposed development, by virtue of its two storey projection to the rear, would serve to significantly oppress and enclose the outlook to the existing property at No 24 Fairway Crescent, contrary to the above policy.

## **3) UNI3**

Policy SU2 of the Brighton & Hove Local Plan, including SPD08 'Sustainable Building Design', requires new residential development on land not previously developed to achieve Level 5 of the Code for Sustainable Homes. The applicant has failed to adequately demonstrate that measures of sustainability have been fully considered or incorporated into the design of the dwelling such that Level 5 of the Code for Sustainable Homes could reasonably be achieved without significant alterations to the design and appearance of the dwelling. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08 'Sustainable Building Design'.

## **BH2012/01624**

### **Caffyns Volkswagen Victoria Road Portslade**

Display of 2no internally illuminated fascia signs.

**Applicant:** Caffyns PLC

**Officer:** Steven Lewis 290480

**Approved on 11/07/12 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 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.*

**HOVE PARK**

**BH2012/01276**

**13 Sandringham Close Hove**

Erection of single storey rear extension and alterations to roof of existing side extension.

**Applicant:** Mr D Hubbard

**Officer:** Robert McNicol 292322

**Approved on 02/07/12 DELEGATED**

**1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plans and elevations	Drawing 1		27 April 2012
Proposed plans and elevations	Drawing 2		03 May 2012

**BH2012/01333**

**5 Barrowfield Drive Hove**

Certificate of lawfulness for proposed loft conversion incorporating rear dormers, extension to rear gable, hip to gable roof extension at side and removal of chimney.

**Applicant:** Mr J Dawson

**Officer:** Helen Hobbs 293335

**Approved on 10/07/12 DELEGATED**

### 1) UNI

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

### **BH2012/01355**

#### **106 Woodland Drive Hove**

Erection of two storey rear extension incorporating Juliet balcony and replacement of existing rear dormer with rear dormer and rooflights.

**Applicant:** Mr Phil Moore

**Officer:** Mark Thomas 292336

**Approved on 11/07/12 DELEGATED**

#### 1) BH01.01

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

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

#### 2) BH12.02

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) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed on the extension without planning permission obtained from the Local Planning Authority.

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

### 4) UNI

The development hereby permitted shall 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>
Proposed ground and first floor plans	CH450/005 C		16th May 2012
Proposed second floor and roof plans	CH450/006 B		16th May 2012
Proposed elevations	CH450/007C		16th May 2012

### **BH2012/01366**

#### **4 Bishops Road Hove**

Raising of ridge height and hip to gable roof extension over extension at first floor level to rear elevation incorporating balcony at second floor level and alterations to existing first floor balcony with associated external alterations including rooflights to front and side elevations.

**Applicant:** Mr Adam Loyds

**Officer:** Christopher Wright 292097

**Refused on 28/06/12 DELEGATED**

Report from: 28/06/2012 to: 18/07/2012



### 1) UNI

The proposed enlargement of the dwelling is not considered to be appropriately designed and detailed in relation to the property to be extended or to its surroundings. The significant increase in the height of the roof together with the alteration of the form of the roof into a large full gable at the rear and the addition of rooflights on each roof slope, not all of which would align with one another, would detract from the character of the house and the height, bulk and scale of the development would give the property an unduly dominant appearance incongruous with the height and scale of adjoining properties, to the detriment of visual amenity and the wider street scene. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPGBH1: Roof alterations and extensions.

### 2) UNI2

The proposed increase in the height of the dwelling together with the siting and the additional bulk and massing afforded by the first floor rear extension and full gable roof extension would have a significant adverse impact on the residential amenity of adjoining properties in terms of an overbearing impact and sense of enclosure. The amenity and living conditions of adjoining occupants would be unacceptably compromised by the proposed development and as such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2012/01395**

### **Blatchington Mill School Nevill Avenue Hove**

Installation of fire escape stairs to South West elevation of ROSLA building.

**Applicant:** Blatchington Mill School

**Officer:** Christopher Wright 292097

**Approved on 06/07/12 DELEGATED**

### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	A-200B		14 May 2012
Block Plan	A-201B		14 May 2012
Existing & Proposed Elevations	A-400B		14 May 2012

## **BH2012/01409**

### **BHASVIC 205 Dyke Road Hove**

Replacement of existing windows and door to the main building with UPVC windows and aluminium door.

**Applicant:** BHASVIC

**Officer:** Steven Lewis 290480

**Refused on 02/07/12 DELEGATED**

### 1) UNI

The proposed windows are considered poorly designed by reason of their detailing and materials and would harm the character and appearance of the building and visual amenity of the area. This is contrary to policies QD1, QD2, QD14 and HE10 of the Brighton & Hove Local Plan.

**BH2012/01417****95A Old Shoreham Road Hove**

Erection of timber balcony access and stairs to rear.

**Applicant:** Mr C Davies**Officer:** Robert McNicol 292322**Approved on 02/07/12 DELEGATED****1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing and proposed plans and elevations	01		08 May 2012

**BH2012/01482****129 Woodland Avenue Hove**

Certificate of lawfulness for proposed extension and conversion of existing garage to form habitable area and alterations to ground floor fenestration.

**Applicant:** John Salmon**Officer:** Helen Hobbs 293335**Approved on 28/06/12 DELEGATED****BH2012/01489****23 Nevill Road Hove**

Erection of a rear single storey and two storey extension incorporating sliding doors at ground floor level.

**Applicant:** Mr Mark Partridge**Officer:** Helen Hobbs 293335**Approved on 11/07/12 DELEGATED****1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Floor Plan	101		16th May 2012
Existing Elevations	102		16th May 2012
Proposed Floor Plans	103		16th May 2012
Proposed Elevations	104		16th May 2012
Site Location Plan	105		16th May 2012
Site Block Plan	106		16th May 2012

**BH2012/01502**

**3 Kelly Road Hove**

Re-modelling of existing property incorporating an open entrance porch, roof extensions, raising of ridge height, two storey rear and side extensions and associated alterations.

**Applicant:** Mrs Caroline King

**Officer:** Christopher Wright 292097

**Approved on 12/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

No development shall commence until full details of 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, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

*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.*

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Ground Floor Plan	09D		17 May 2012
Proposed First Floor Plan	10D		17 May 2012
Proposed Second Floor Plan	11D		17 May 2012
Proposed Roof Plan	12D		17 May 2012
Proposed Front Elevation	13D		17 May 2012
Proposed Rear Elevation	14D		17 May 2012
Proposed North Side Elevation	15D		17 May 2012

Proposed South Side Elevation	16D		17 May 2012
Proposed Typical Section	17D		17 May 2012
Proposed Front Elevation	19D		17 May 2012
Location Plan	D		17 May 2012
Block Plan	D		17 May 2012

### 5) UNI

The three first floor level windows on the south facing flank 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.*

### **BH2012/01519**

#### **42 Hill Drive Hove**

Conversion of existing integral garage into habitable room with front bay window.

**Applicant:** S Durand

**Officer:** Helen Hobbs 293335

**Approved on 11/07/12 DELEGATED**

#### 1) BH01.01

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Alterations	437/01A		16th May 2012
Existing Layout	437/02A		16th May 2012

### **BH2012/01520**

#### **12 Benett Drive Hove**

Erection of rear and side extension incorporating a rear sun terrace. Roof extensions to facilitate loft conversion, incorporating 2no front dormers, 1no rear dormer and 4no rooflights to rear facing roofslope.

**Applicant:** Graham Rowe

**Officer:** Guy Everest 293334

**Refused on 04/07/12 DELEGATED**

#### 1) UNI

The proposed roof form and rear dormer represent unduly bulky additions which would create a harmful top-heavy appearance to the building. The resulting building would appear as an incongruous and overly dominant element of the street and a discordant feature in views along Benett Drive. The proposal would harm the appearance of the building and wider surrounding area and is therefore

contrary to policy QD14 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Guidance Note 1, Roof Alterations and Extensions.

## **2) UNI2**

The proposal, by reason of the increase in height and rear projection, would result in a harmful loss of light and outlook for occupants of 10 Benett Drive. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2012/01540**

#### **142 Old Shoreham Road Hove**

Change of use from general industrial (B2) to offices (B1) (Part retrospective)

**Applicant:** Mr & Mrs Giles

**Officer:** Adrian Smith 290478

**Approved on 18/07/12 DELEGATED**

## **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. TA523/20, TA523/23 & TA523/24 received on the 21st May 2012.

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

## **2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this permission details of disabled car parking provision for the occupants of, and visitors to, the development hereby approved shall be submitted for approval in writing by the Local Planning Authority. Within three months of the date of approval the approved facilities shall be fully implemented and made available for use, 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 policies TR1, TR18 and SPG4.*

## **3) 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.*

## **4) UNI**

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

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

### **BH2012/01586**

#### **26 Lloyd Road Hove**

Removal of existing rear conservatory and erection of new single storey rear extension with rooflights.

**Applicant:** Mr & Mrs D Keeling

**Officer:** Robert McNicol 292322

**Approved on 16/07/12 DELEGATED**

## **1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plans and elevations	1092/01/01		24 May 2012
Block plan	1092/01/05		24 May 2012
Proposed elevations	1092/01/08		24 May 2012
Plan and section	1092/01/11		24 May 2012
Roof plans - existing and proposed	1092/01/12		24 May 2012

**WESTBOURNE**

**BH2012/01297**

**7 Aymer Road Hove**

Erection of ancillary outbuilding, pergola, fencing, walls and hardstanding to rear. Installation of replacement side gate. (Retrospective)

**Applicant:** Mr F. Harrison

**Officer:** Christopher Wright 292097

**Refused on 29/06/12 DELEGATED**

**1) UNI**

The scale, design, finishes and siting of the pergola structure and fences over the boundary walls of the back garden are considered to be incongruous and discordant with the setting and character of the application site and the historic appearance of the wider Conservation Area. The development can be seen from the street and would set a harmful precedent which would be detrimental to visual amenity and the preservation of the historic character of the Conservation Area. For these reasons the development is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2012/01377**

**130 Cowper Street Hove**

Application to extend time limit for implementation of previous approval BH2009/01561 for extension above valeting shop (B1) to create office space (B1).

**Applicant:** R & R Developments

**Officer:** Christopher Wright 292097

**Approved on 29/06/12 DELEGATED**

**1) BH01.01**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			030/5/12
Block Plan			03/05/12

Existing and Proposed Plans and Elevations	01A		28/6/12
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### 3) UNI

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

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

### 4) 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.*

### 5) 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.*

### 6) UNI

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

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

## **BH2012/01452**

### **32 Westbourne Gardens Hove**

Certificate of lawfulness for a proposed single storey side and rear extension.

**Applicant:** Ms Judith Bennett

**Officer:** Helen Hobbs 293335

**Refused on 17/07/12 DELEGATED**

### 1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the rear extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres and the new side first floor window would not be obscure glazed and it has not been demonstrated on the plans whether the parts of the window which can be opened are more than 1.7 metres above the floor of the room which the window is installed.

**BH2012/01492****Flat 3 10 Westbourne Street Hove**

Loft conversion incorporating front and rear rooflights.

**Applicant:** Mr Laurence Turnbull

**Officer:** Robert McNicol 292322

**Approved on 09/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans and elevations	TU/01		16 May 2012

**BH2012/01608****Flat 2 6 Sackville Road Hove**

Rebuilding of first floor projecting bay.

**Applicant:** Mr Carl Bowles

**Officer:** Robert McNicol 292322

**Approved on 16/07/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 tile hanging to the rebuilt bay shall be in smooth, plain clay tiles to match the colour and appearance of the existing tile hanging at first floor level.

*Reason: For the avoidance of doubt, to ensure the satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The supporting timber posts and brackets shall be retained in situ and unaltered.

*Reason: For the avoidance of doubt, to ensure the satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	RP-01		25 May 2012
Block Plan	RP-02		25 May 2012
Existing elevations	RP-03		25 May 2012
Proposed elevations	RP-04		25 May 2012



## **WISH**

### **BH2012/00917**

#### **55 Boundary Road Hove**

Display of 2no non-illuminated fascia signs.

**Applicant:** Portslade Adult Learning CIC

**Officer:** Helen Hobbs 293335

#### **Approved on 11/07/12 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.*

## **BH2012/01060**

### **Public Toilets & Changing Rooms Aldrington Recreation ground Wish Road Hove**

Change of use of part of existing building from changing rooms (D2), public toilets and gardeners store (Sue Generis) to changing rooms, café (A3) and public toilets with associated alterations including installation of roller shutters, creation of bin store and alterations to fenestration.

**Applicant:** Mr M Nicholas

**Officer:** Jason Hawkes 292153

**Approved on 04/07/12 PLANNING COMMITTEE**

#### **1) BH11.01**

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

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

#### **2) BH11.02**

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 public toilets shall be maintained and made available for use by the public during the opening hours of the café, unless otherwise agreed with the Local Planning Authority.

*Reason: To ensure that the public toilets are maintained and made available for use and to comply with policy QD27 and HO20 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The café hereby permitted shall not be used except between the hours of 09.00 and 18.00 Monday to Saturday and between 10.00 and 18.00 on Sundays, Bank and Public Holidays.

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

#### **5) UNI**

No deliveries or waste collections shall occur at the premises except between the hours of 09:00 and 18:00 on Monday to Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

#### **6) UNI**

The roller shutters shall be powder coated and painted and thereafter retained as such.

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

**7) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present.

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

**8) UNI**

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

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

**9) UNI**

The development hereby permitted shall not be commenced until details of the timber decking hereby approved have been submitted to and approved in writing by the Local Planning Authority. The decking shall be fully implemented as approved and thereafter retained as such.

*Reason: To ensure a satisfactory appearance and in the interests of residential amenity in accordance with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

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

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

**11) UNI**

No development shall take place until full details for the storage of refuse and recycling, including an elevation drawing, 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 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.*

**12) UNI**

No development shall commence on site until a scheme which provides for the retention and protection of adjacent trees has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

*Reason: To protect the trees in the vicinity of the site, in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton*

& Hove Local Plan.

**13) UNI**

No development shall take place until full details of the roller shutters have been submitted to and approved in writing by the Local Planning Authority. The roller shutter shall be fully implemented in accordance with the approved details and thereafter retained as such.

*Reason: To ensure a satisfactory appearance and in the interests of residential amenity in accordance with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

**14) 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.*

**15) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.535/01A and 535/02A received on the 30th May 2012.

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

**BH2012/01345**

**12 Amesbury Crescent Hove**

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

**Applicant:** Mr Andrew Gilbert

**Officer:** Robert McNicol 292322

**Approved on 06/07/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Block plan and site plan	435(PL)1A		11/05/2012
Existing and proposed plans and elevations	435(PL)2		03/05/2012

**BH2012/01428**

**4 Western Esplanade Portslade**

Erection of part one part two storey rear extensions with glazed balcony, formation of rear timber decking with plunge pool and creation of new roof terrace incorporating removal of chimney stack. Alterations and extension to front elevation including relocation of entrance steps and installation of platform lift. Revised fenestration and other associated works.

**Applicant:** Dr Malcolm Vandenburg

**Officer:** Adrian Smith 290478

Report from: 28/06/2012 to: 18/07/2012

**Approved on 13/07/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 door within the new chimney stack hereby approved shall be of solid construction and finished to match exactly the colour of the chimney stack, and thereafter retained as such at all times.

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

**3) UNI**

Access to the flat roof over the recessed section to the west side of the ground floor rear extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the site plan received on the 9th May 2012; and the approved drawing nos.1304.06G & 1304.07E received on the 3rd July 2012.

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

**5) UNI**

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

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

**BH2012/01456**

**74 Tamworth Road Hove**

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

**Applicant:** Brett Maxey

**Officer:** Helen Hobbs 293335

**Approved on 13/07/12 DELEGATED**

**BH2012/01549**

**132 New Church Road Hove**

Certificate of Lawfulness for proposed single storey side and rear extensions and installation of dormers to sides and rear.

**Applicant:** Mr Richard Kalman

**Officer:** Mark Thomas 292336

**Approved on 04/07/12 DELEGATED**

**BH2012/01576**

**10 Boundary Road Hove**

Change of use from retail (A1) to financial and professional services (A2).

**Applicant:** Football 1x2 Ltd

**Officer:** Helen Hobbs 293335

**Approved on 18/07/12 DELEGATED**

### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Lease Plan			23rd May 2012
Site Plan			23rd May 2012

### **BH2012/01751**

#### **54 Portland Villas Hove**

Non Material Amendment to BH2010/02936 to 1no additional rooflight to the side hip of the roof behind the chimney breast.

**Applicant:** Mr Razak Helalat

**Officer:** Mark Thomas 292336

**Refused on 10/07/12 DELEGATED**

### 1) UNI

The submitted drawing incorrectly shows a single chimney stack to the side roofslope of the application property, centrally located. The property in fact has two chimney stacks to this roofslope, positioned differently to that shown on the submitted drawing. Nevertheless, it is considered that the proposed additional rooflight would fall outside the scope of the original planning consent, and that a new planning application is required in order for the Local Planning Authority to assess the impact of the proposals in terms of visual impact, and impact on the amenity of neighbouring properties.

### **BH2012/01756**

#### **Gala Bingo Hall & Adjacent Car Park 193 Portland Road Hove**

Non Material Amendment to BH2009/03154 (appeal reference APP/Q1445/A/10/2126978) to change height to stair cores and lift over-run.

Change in window types to aid internal layout.

**Applicant:** Higgins Construction

**Officer:** Guy Everest 293334

**Approved on 06/07/12 DELEGATED**