

PLANS LIST 30 JANUARY 2013

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

BH2012/02207

Maycroft & Parkside London Road & 2-8 Carden Avenue Brighton

Application for Approval of Details Reserved by Conditions 8, 13, 15 and 20 of application BH2011/03358.

Applicant: Hallmark Care Homes

Officer: Liz Arnold 291709

Approved on 03/01/13 DELEGATED

BH2012/03238

29 Crabtree Avenue Brighton

Erection of single storey side extension.

Applicant: Mr & Mrs D Lee-Falcon

Officer: Chris Swain 292178

Refused on 19/12/12 DELEGATED

1) UNI

The proposed addition, by reason of scale, design, siting, height, detailing and roof form would result in an unsympathetic and overly dominant addition that relates poorly to the existing building and detracts from the appearance and character of the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03281

15 Hartfield Avenue Brighton

Erection of two storey rear extension, new entrance porch and associated alterations.

Applicant: Mr & Mrs Concannon

Officer: Robin K Hodgetts 292366

Refused on 20/12/12 DELEGATED

1) UNI

The proposed extension by reason of its scale and design would result in a development having an adverse visual impact on the appearance and existing character of the property. The proposal is therefore contrary to policy QD14.

BH2012/03329

18 Overhill Drive Brighton

Erection of single storey side extension, installation of side rooflight, conversion of garage into habitable accommodation and enclosure of front porch.

Applicant: Mr & Mrs A & J Bowen

Officer: Chris Swain 292178

Approved on 27/12/12 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
Site location plan			1 November 2012
Block plan			1 November 2012
Existing plans	82012/01		18 October 2012
Existing elevations	82012/02		18 October 2012
Proposed plans	82012/101		18 October 2012
Proposed elevations	82012/102		18 October 2012

4) UNI

The side window serving the proposed shower/WC to the south facing elevation at ground floor level shall not be glazed otherwise than with obscured glass 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.

BH2012/03341

14 Winfield Avenue Brighton

Alterations to garden/hardstanding at front of house.

Applicant: Mrs Jeanette Potter

Officer: Wayne Nee 292132

Refused on 02/01/13 DELEGATED

1) UNI

The removal of the front boundary wall would result in a significant opening which would appear excessive when viewed in the context of the wider locality. Furthermore the removal of the front garden area and introduction of a large hardstanding would represent a disproportionate level of hard surface and, coupled with up to two parked vehicles, would be an unsympathetic form of development which would be detrimental to the street scene. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03344

77 Graham Avenue Brighton

Certificate of Lawfulness for proposed erection of single storey rear extension incorporating 3no rooflights.

Applicant: Mr Daniel Wood

Officer: Pete Campbell 292359

Approved on 24/12/12 DELEGATED

BH2012/03391**32 Ridgeside Avenue Brighton**

Certificate of Lawfulness for proposed erection of single storey rear extension and associated works.

Applicant: Mrs Lynne Norman

Officer: Wayne Nee 292132

Approved on 18/12/12 DELEGATED

BH2012/03392**32 Ridgeside Avenue Brighton**

Erection of raised terrace to rear incorporating balustrading and stairs.

Applicant: Mrs Lynne Norman

Officer: Wayne Nee 292132

Approved on 03/01/13 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	CH506/001	A	23 October 2012
Existing plans	CH506/002		23 October 2012
Existing elevations	CH506/003		23 October 2012
Existing elevations & sections	CH506/004		23 October 2012
Proposed plans	CH506/009		23 October 2012
Proposed elevations	CH506/010		23 October 2012
Proposed side elevation	CH506/011		23 October 2012

BH2012/03396**116 Ladies Mile Road Brighton**

Hip to barn end roof extension incorporating enlargement of existing side dormer.

Applicant: Mrs Waterman

Officer: Wayne Nee 292132

Refused on 31/12/12 DELEGATED

1) UNI

The proposed barn hip roof extension would result in an inappropriate and incongruous roof form which would harm the appearance of the existing property, and would appear at odds with the character of the street scene. Furthermore, the proposed enlarged roof dormer would be an overly dominant addition which would also fail to respect the character and appearance of the property and the wider locality. The proposal would therefore be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, as well as the guidance in Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

BH2012/03439**2 Overhill Way Brighton**

Application for Approval of Details Reserved by conditions 9, 10, and 12 of application BH2012/00742

Applicant: Mr Michael Walker

Officer: Wayne Nee 292132

Approved on 07/01/13 DELEGATED

Report from: 13/12/2012 to: 09/01/2013

BH2012/03442**145 Vale Avenue Brighton**

Reserved matters application pursuant to outline approval BH2011/02889 for the erection of 9no residential units with associated car parking and landscaping.

Applicant: Griston, Lahaise and Cross LLP

Officer: Sue Dubberley 293817

Approved on 03/01/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	1234-P-101-P1		26/10/12
Elevations as existing	1234-P-102-P1		26/10/12
Elevations as existing	1234-P-103-P1		26/10/12
Block Plan	1234-P-104-P1		26/10/12
Proposed site plan	1234-P-105-P1		26/10/12
House type A plans	1234-P-106-P2		26/10/12
House type A elevations	1234-P-107-P2		26/10/12
House type B plans	1234-P-108-P2		26/10/12
House type B elevations	1234-P-109-P2		26/10/12
House type C plans	1234-P-110-P3		26/10/12
House type C elevations	1234-P-111-P3		26/10/12
Site section and street elevation	1234-P-112-P3		26/10/12
Urban Grain	1234-P-113-P2		26/10/12
Aerial View	1234-P-115-P3		26/10/12
Levels 7	166		26/10/12

BH2012/03451**31 Woodbourne Avenue Brighton**

Erection of single storey side extension.

Applicant: Mr Bernie Baker

Officer: Chris Swain 292178

Approved on 03/01/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The window and door to the west facing side elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan	1584/LP1		29 October 2012
Block plan 1584/BP1A			29 October 2012
Proposed side extension	1584/2	B	8 November 2012
Existing plans, sections & elevations	1584/1		8 November 2012

BH2012/03485

91 Braeside Avenue Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Keith Rummery

Officer: Liz Arnold 291709

Refused on 20/12/12 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the western side of the proposed extension would extend beyond a rear wall of the original dwellinghouse by more than 3m. Furthermore the enlarged part of the dwellinghouse would extension beyond a wall forming a side elevation of the original dwellinghouse and the overall width of the extension would be greater than half the width of the original dwellinghouse.

BH2012/03500

14 Brangwyn Drive Brighton

Removal of rear dormer and formation of front and rear dormers and boundary wall alterations at rear fronting Brangwyn Avenue.

Applicant: Mr Joseph Anderson

Officer: Wayne Nee 292132

Refused on 27/12/12 DELEGATED

1) UNI

The proposed front and rear dormers, by reason of their size, positioning and design, which rises above the main roof ridge level, are considered to form an unacceptable alteration to the roof slopes. This would be detrimental to the appearance of the existing property, as well as the wider street scene. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

2) UNI2

The proposed timber gate, due to its excessive height and inappropriate materials, would result in a dominant and incongruous feature which would detract from the open character and appearance of the surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03978

Mill House Overhill Drive Brighton

Non Material Amendment to BH2011/01154 to omission of footpath to western boundary of property. Relocation of garage 2.50m south from original position. Window fenestration amended to dwelling with window omitted and new folding sliding doors added to kitchen. French doors and side glazing omitted and new window of same overall width added to garden room. Rooflight position amended.

Applicant: Alan Maysey

Officer: Anthony Foster 294495

Approved on 09/01/13 DELEGATED

Report from: 13/12/2012 to: 09/01/2013

PRESTON PARK

BH2012/03284

21 Florence Road Brighton

Installation of vehicle crossover and partial removal of front boundary wall.

Applicant: Ms Linda Moss

Officer: Chris Swain 292178

Refused on 18/12/12 DELEGATED

1) UNI

The proposed removal of a section of front boundary wall, the positioning of a brick pier and the removal of the existing plum tree to facilitate the provision of car parking in front of the feature bay would harm both the appearance of the property and the wider character and appearance of the street, disrupting the prevailing rhythm and harming the appearance and character of the Preston Park Conservation Area, contrary to policies HE6, HE8 and QD16 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features.

BH2012/03397

30A Beaconsfield Villas Brighton

Loft conversion incorporating a rear dormer and 4no rooflights.

Applicant: Mr J Taylor

Officer: Jonathan Puplett 292525

Refused on 13/12/12 DELEGATED

1) UNI

The proposed rear dormer is of an excessive scale and bulk, and is not set down from the roof ridge or back from the eaves of the roof. The proposed painted render facing to the rear and sides of the dormer would appear incongruous, out of keeping with the materials of the roof and the traditional roofscape of the surrounding area. The rear face of the dormer includes large areas of blank wall which add to the bulky appearance of the dormer. The proposed dormer would appear as an inappropriate and incongruous addition to the roof and would result in an over-developed and cluttered appearance when viewed in conjunction with the rear rooflights proposed. The proposed dormer would harm the character and appearance of the building and the Preston Park Conservation Area, and is contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan and the guidance set out in SPGBH1 'Roof Alterations and Extensions'.

BH2012/03445

58 Waldegrave Road Brighton

Erection of single storey rear and side extension incorporating 3no rooflights and bi-folding doors to the rear to provide access to the garden.

Applicant: Mr Barry Shilliam

Officer: Wayne Nee 292132

Refused on 20/12/12 DELEGATED

1) UNI

The proposed single storey side/rear extension would wrap around the original rear wall of the outrigger forming an inappropriate addition which would be to the detriment of the character and appearance of the rear elevation of the existing property. Furthermore this design would cause material harm to the surrounding Preston Park Conservation Area. The proposal would therefore be contrary to policies HE6, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03481**Flat 1 Park View 7 - 8 Highcroft Villas Brighton**

Replacement of existing crittal windows with UPVC windows.

Applicant: Mr Mark Whatley**Officer:** Clare Gibbons 292454**Approved on 08/01/13 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 replacement units hereby permitted shall match the glazing design of the existing units and be retained so thereafter.

*Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policy QD14 of the Brighton & Hove Local Plan***4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			31st October 2012
Amendment			31st October 2012
5 x window specification			31st October 2012
11 x photographs			31st October 2012

BH2012/03509**Yew Tree House 5B Preston Park Avenue Brighton**

Proposed extension to existing garage.

Applicant: Mr Mick Paskins**Officer:** Robin K Hodgetts 292366**Approved on 07/01/13 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 fenestration to the east elevation of the extension should match exactly those on the existing building including all materials, the brick detailing, bonding and pointing, the cills, the method of opening of the windows, and all joinery dimensions, details and sections.

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

4) UNI

The rooflights in the approved development shall be of 'conservation style' 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	257 01	a	05/11/12
Proposed plans and elevations	257 02	c	03/01/13

REGENCY

BH2012/02479

37 Montpelier Street Brighton

Reinstatement of rendered cover to bay window to front elevation.

Applicant: Cruiseaqua Limited

Officer: Maria Seale 292322

Approved on 07/01/13 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.

Plan Type	Reference	Version	Date Received
Site location plan Promap. Scale 1:1250			02/08/12
Elevation and section as existing Scale 1:100			24/09/12
Elevation and Section as proposed Scale 1:100			24/09/12

BH2012/02509

26-27 North Street Brighton

Display of 2no externally illuminated fascia signs.

Applicant: Brighton & Hove Bus & Coach Company Limited

Officer: Sue Dubberley 293817

Approved on 28/12/12 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.

BH2012/02510

27 Duke Street Brighton

Alterations to existing shop front.

Applicant: Cocoa Patisserie

Officer: Robert McNicol 292322

Refused on 08/01/13 DELEGATED

1) UNI

By virtue of having an inappropriate modern appearance, the application of pink dots to the shopfront window would detract from the character and appearance of the traditional shopfront and the wider Old Town conservation area. The proposal is therefore contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

By virtue of blocking a significant proportion of the shop window, the proposal would create a blank frontage to the shop which would have an adverse effect on the shopping environment, detracting from the character and appearance of the street scene. The proposal is therefore contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/02511

27 Duke Street Brighton

Display of illuminated suspended lettering sign in window display area.

Applicant: Cocoa Patisserie

Officer: Robert McNicol 292322

Refused on 08/01/13 DELEGATED

1) UNI

By virtue of being inappropriately positioned and constructed of inappropriate modern materials, the proposed sign would have a negative impact on the appearance and character of the recipient property and the wider Old Town conservation area. The sign would therefore be detrimental to visual amenity, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan 2005.

BH2012/02578

2 Pool Valley Brighton

Reinstatement of pavement light to front elevation.

Applicant: Mr Doug Lyons

Officer: Christopher Wright 292097

Approved on 27/12/12 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 pavement light hereby permitted shall incorporate textured or anti-slip glass and shall be maintained as such thereafter.

Reason: So as not to represent a hazard to users of the adjacent footway and to comply with policy TR7 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
Design and Access Statement			21 August 2012
Site location and block plan			21st August 2012
Existing floor plans, section and elevation	01		21st August 2012
Proposed floor plans, section and elevation	02	A	10th October 2012

BH2012/02772

188-191 Western Road Brighton

Display of internally illuminated fascia and projecting sign.

Applicant: New Look Group Plc

Officer: Kate Brocklebank 292175

Approved on 03/01/13 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.

BH2012/02990

4 Norfolk Terrace Brighton

Internal and external repair and refurbishment works including replacement of timber lintel over entrance with concrete lintel.

Applicant: 4 Norfolk Terrace (Freehold) Ltd

Officer: Christopher Wright 292097

Approved on 07/01/13 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 drawings submitted, listed building consent is not hereby granted for replacement of the front entrance door to the listed building.

Reason: For the avoidance of doubt and in the interests of the satisfactory preservation of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.

3) UNI

Any metal fixings or other metal components used in the structural repairs shall be of stainless steel. The new renderwork to the lintel shall be carried out in the traditional manner using a hydraulic lime and sand mix without the use of expanded metal lathing or edge or corner render beading and all the mouldings and smooth finish shall be replicated and reinstated to match exactly the original renderwork and painted with smooth masonry paint to match. The internal ceiling, wall and the ceiling cornice shall be made good to match the originals using lime plaster.

Reason: To ensure the satisfactory preservation and enhancement of the listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan 2005.

BH2012/03122

Prince Regent Hotel 29 Regency Square Brighton

Removal of rear external fire escape balconies.

Applicant: Prince Regent Hotel

Officer: Robert McNicol 292322

Approved on 03/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	115(10)000	A	05/12/2012
Existing and proposed rear elevation	103(30)000		27/09/2012
Existing ground floor plan	115(20)000		27/09/2012

3) UNI

All of the steelwork shall be dug out of the walls to prevent rusting and cracking of the masonry and the walls made good, rendered and painted to match.

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

BH2012/03221

46 - 47 East Street Brighton

Display of 2no. non-illuminated fascia signs and 1no. non-illuminated hanging sign on ornate metal bracket (Retrospective).

Applicant: Joules Ltd

Officer: Mick Anson 292354

Approved on 14/12/12 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.

BH2012/03226

3A Powis Square Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/00836.

Applicant: Mr Chris Hazel

Officer: Robert McNicol 292322

Refused on 09/01/13 DELEGATED

1) UNI

The drawings provided are not sufficient, as the sectional details provided are at the incorrect scale, there are discrepancies between the sections and elevation drawings, and details are required of the internal architraves and linings of the reveals. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

2) UNI

The 1:5 and 1:10 drawings of the proposed doors have inappropriate details for this grade II listed building. The mouldings, meeting stiles, cills and method of fixing for the glazing are all inappropriate. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

BH2012/03328

68 Middle Street Brighton

Replacement of existing aluminium windows at 1st and 3rd floors with new aluminium doors to front and rear elevations.

Applicant: Andy Budd

Officer: Jason Hawkes 292153

Approved on 02/01/13 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 Survey	A.001		18/10/2012
Lease Plans	A.002		18/10/2012
Plans as proposed	D.001		18/10/2012
Proposed doors	D.002	A	03/12/2012
Proposed doors	D.003		18/10/2012

BH2012/03423

22, 22A, 23 & 23A East Street Brighton

Conversion of upper floors from offices (B1) to 2no two bedroom flats.

Applicant: Mrs Nazila Blencowe

Officer: Robert McNicol 292322

Refused on 17/12/12 DELEGATED

1) UNI

By virtue of the premises not being vacant, there is insufficient evidence to demonstrate that the application site is no longer economically viable as a Class B1 office building and therefore the premises has not been adequately

demonstrated as genuinely redundant. As such the proposal would be contrary to policy EM5 of the Brighton & Hove Local Plan 2005.

2) UNI2

By virtue of the inappropriate construction method and positioning of the proposed internal walls, inappropriate detailing of doors and architraves, and resulting in inappropriate floor plans, the proposed alterations to facilitate the change of use of the building from office to residential occupation would have a significantly harmful impact on the historic character of this Grade II listed building, contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan 2005.

BH2012/03424

22, 22A, 23 & 23A East Street Brighton

Internal alterations to upper floors to convert offices to 2no two bedroom flats.

Applicant: Mrs Nazila Blencowe

Officer: Robert McNicol 292322

Refused on 17/12/12 DELEGATED

1) UNI

By virtue of the inappropriate construction method and positioning of the proposed internal walls, inappropriate detailing of doors and architraves, and resulting in inappropriate floor plans, the proposed alterations to facilitate the change of use of the building from office to residential occupation would have a significantly harmful impact on the historic character of this Grade II listed building, contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan 2005.

BH2012/03493

11 Windlesham Avenue Brighton

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

Applicant: Mr D Golding

Officer: Robert McNicol 292322

Approved on 17/12/12 DELEGATED

BH2012/03515

38 Meeting House Lane Brighton

Installation of 2no. roller shutter blinds to existing shopfront.

Applicant: Mr Celik

Officer: Steven Lewis 290480

Refused on 20/12/12 DELEGATED

1) UNI

The shutters by reason of the materials, form, detailing and siting are considered poorly designed, would fail to preserve or enhance the special historic and architectural character of the listed building, the wider group value of the adjoining Listed Buildings in Meeting House Lane and appearance of the Old Town Conservation Area. This is contrary to policies QD1, QD4, QD8, QD10, QD14, HE1, HE6 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Documents SPD02 & SPD09 (Shopfronts and Architectural Features)

BH2012/03516

38 Meeting House Lane Brighton

Installation of 2no. roller shutter blinds to existing shopfront.

Applicant: Mr Celik

Officer: Steven Lewis 290480

Refused on 31/12/12 DELEGATED

1) UNI

The shutters by reason of the materials, form, detailing and siting are considered poorly designed, would fail to preserve or enhance the special historic and architectural character of the listed building, the wider group value of the adjoining listed buildings in Meeting House Lane. This is contrary to policies QD1, QD8, QD10, HE1 and HE3 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Documents SPD02 & SPD09 (Shopfronts and Architectural Features)

ST. PETER'S & NORTH LAINE

BH2012/02306

44-47 Gardner Street Brighton

Display of internally illuminated hanging sign and internally illuminated fascia sign.

Applicant: City Screen Ltd

Officer: Robin K Hodgetts 292366

Approved on 21/12/12 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

The advertisements approved shall not be illuminated except between the hours of 12.00 to 23.00 on Monday to Friday, 10.30 to 23.00 on Saturdays and 10.30 to 23.00 on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policy QD12 of the Brighton & Hove Local Plan.

BH2012/02776

Rear of number 41-42 London Road Brighton

Redevelopment of site to provide a three storey mixed use building with office use (B1) at ground floor and residential (C3) at first & second floor.

Applicant: Mr Chris Ward

Officer: Sue Dubberley 293817

Refused on 13/12/12 DELEGATED

1) UNI

The proposed development, by reason of its design detailing and roof form would fail to provide a suitable standard of design and appearance for new development, would relate poorly to neighbouring development and would result in a prominent and incongruous appearance within the street scene, which would be detrimental to the character of the local area. There is also a lack of coherence in the design of the scheme. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan and The National Planning Policy Framework.

2) UNI2

The proposed development would lead to a significant level of overlooking and consequential loss of privacy to the rear of residential properties in London Road. The proposal would therefore be contrary to planning policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The increased scale and bulk is considered to result in an unneighbourly form of development which would have an overbearing impact and lead to an increased sense of enclosure and loss of outlook to the rear of residential properties London Road contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/02886

Flat 1 48 London Road Brighton

Replacement UPVC windows to front and UPVC patio doors and windows to rear of first floor flat.

Applicant: MTM Property Services

Officer: Chris Swain 292178

Refused on 13/12/12 DELEGATED

1) UNI

The proposed windows, by reason of their design, glazing bars, proportions, detailing and method of opening, would form a visually inappropriate alteration to the building. It would result in an incoherent mix of fenestration to the front

elevation, adversely affecting the character and appearance of the building and the London Road street scene, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03069

14 Trafalgar Street Brighton

Replacement of existing timber and metal framed windows to the rear elevation with double glazed UPVC. (retrospective)

Applicant: Cenpalm Ltd and Minivale (Hitchin) Ltd

Officer: Pete Campbell 292359

Approved on 02/01/13 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	PL01		25/09/2012
Block plan	PL02		25/09/2012
As existing and proposed elevations and proposed sections	024-11.03		25/09/2012
Window technical specification sheets			25/09/2012

BH2012/03096

15 Shaftesbury Road Brighton

Erection of single storey rear extension.

Applicant: Ms Hutton

Officer: Pete Campbell 292359

Refused on 13/12/12 DELEGATED

1) UNI

The extension by virtue of its height and design would be an overly dominant addition, detrimental to the visual appearance and character of the property and the terrace as a whole. The application is thereby contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposal by reason of its excessive height and length along the west boundary edge would create an increased sense of enclosure and loss of light to the neighbouring property of no.17 Shaftesbury Road, detrimental to the amenity of the neighbouring occupants. The application is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/03117

23 Roundhill Crescent Brighton

Loft conversion with 2no rooflights to rear. Rear alterations incorporating installation of Juliet balcony to first floor and French doors within existing ground floor window opening. Internal alterations to layout.

Applicant: Mr Karl Simpson & Ms Annette Fowler

Officer: Wayne Nee 292132

Approved on 28/12/12 DELEGATED

Report from: 13/12/2012 to: 09/01/2013

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

3) UNI

All new internal doors, architraves and skirting shall match exactly the originals in detail.

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

4) UNI

Details of any new vents or flues shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

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

6) UNI

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

7) UNI

No works to the rear elevation shall take place until full details of the proposals have been submitted to and approved by the Local Planning Authority in writing, comprising of

- i) 1:2 and 1:20 scale sections of the French doors
- ii) 1:20 scale elevations of the French doors
- iii) 1:2 and 1:20 scale details of the Juliet balcony
- iv) Large scale drawings and sections of the internal staircase and balustrade and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

8) UNI

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

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

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.

BH2012/03214

20 Buckingham Close, Bath Street Brighton

Replacement of 3no windows to first floor front elevation.

Applicant: Mrs Baird

Officer: Chris Swain 292178

Approved on 20/12/12 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
Site plan			25 October 2012
Block Plan			8 October 2012
Proposed elevation			8 October 2012
Existing elevation			8 October 2012
Proposed window details			8 October 2012

BH2012/03256

13 Buckingham Road Brighton

Certificate of Lawfulness for proposed conversion of ground floor from 2no bedsits to 1no self-contained flat.

Applicant: Michael Ingram

Officer: Jonathan Puplett 292525

Approved on 14/12/12 DELEGATED

BH2012/03283

76 Ditchling Road Brighton

Replacement of timber sash windows to UPVC at front elevation.

Applicant: Ms Sue Chamberlayne

Officer: Louise Kent 292198

Refused on 07/01/13 DELEGATED

1) UNI

The replacement uPVC windows would adversely affect the character and

appearance of the building. They would have a significant detrimental impact on the appearance of the building, the adjacent buildings and the character and appearance of the Round Hill conservation area. They would be contrary to the Supplementary Planning Document 09, and policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/03363

Prince Regent Leisure Complex North Road Brighton

Replacement of metal framed glazed entrance doors and side panels with powder coated aluminium framed glazed entrance doors and side panels.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 17/12/12 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 Plan	24140/P001		22/10/2012
Existing Ground Floor Plan	24140/P002		22/10/2012
Proposed Ground Floor Plan	24140/P003		22/10/2012
Existing & Proposed Elevations	24140/P004		22/10/2012

BH2012/03567

Brighthelm Church & Community Centre North Road Brighton

Display of 1no non-illuminated fascia sign.

Applicant: Brighthelm Church & Community Centre

Officer: Sue Dubberley 293817

Approved on 07/01/13 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

Elevations			
Existing Car park layout	1101/05		08.11.12
Proposed car park layout	1101/04		08.11.12
Clubhouse Pan and elevations	1101/06		08.11.12

3) UNI

Within 3 months of the date of this permission details of the provision of 18 Sheffield stands, being the additional secure cycle parking required for the occupants of, and visitors to, the development hereby approved shall be submitted in writing for approval by the Local Planning Authority. These facilities shall be fully implemented and made available for use within 6 months of the approval of details and thereafter be retained for use at all times.

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

4) UNI

Within 3 months of the date of this permission, details of the provision of 10 exclusive disabled parking bays, being the additional bays required for the occupants of, and visitors to, the development shall be submitted in writing for approval by the Local Planning Authority. These facilities shall be fully implemented and made available for use within 6 months of the approval of details and thereafter be retained for use at all times.

Reason: To ensure that satisfactory parking facilities for disabled staff and visitors are provided and to comply with policies TR18 and TR19 of the Brighton & Hove Local Plan.

5) UNI

Within 6 months of the date of this permission a Travel Plan including a parking management strategy to cover the whole site shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include additional measures for management of events likely to attract a crowd exceeding 1400 spectators and shall be fully implemented within a month of its approval and thereafter in perpetuity.

Reason: To ensure that sustainable and well managed travel arrangements are in place for staff and visitors to the stadium complex, to minimise traffic congestion, protect the amenity of residents and to comply with policies TR1, TR4 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Spectators of football matches held at the stadium shall only be permitted to spectate from the North Stand and shall only enter the stadium via the North Eastern turnstiles except for special events with the prior written approval of the Local Planning Authority.

Reason: To minimise noise and disturbance and in the interests of the amenity of residents and to comply with policies QD27.

7) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be 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.

8) UNI

The temporary changing room building, the five storage containers and the timber shed as shown on the plans hereby approved shall be removed from the site

before the 20th November 2015 and the land on which they stand made good in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. The building and other structures shall not be re-located or replaced at anytime on or within the site before the expiry date above without the prior written approval of the Local Planning Authority.

Reason: The building and structures hereby approved is not considered suitable as a permanent form of development to safeguard the amenity of the site and surroundings and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Within 4 months of the date of this permission, the storage containers and timber shed hereby approved shall be repaired and/or painted to a specification to be submitted to and approved in writing by the Local Planning Authority and thereafter retained as such.

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

10) UNI

Notwithstanding the plans hereby approved, within 3 months of the date of this permission, a landscaping plan for the North West car park and the eastern boundary of the East car park shall be submitted to and approved in writing by the Local Planning Authority which shall include hard surfacing, the re-configuration of parking spaces, 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. The scheme shall include additional hedgerow planting on the north boundary and adjacent to adjoining residential dwellings.

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

Notwithstanding the plans hereby approved, within 3 months of the date of this permission, details of the hard surfacing, access, layout, numbers and configuration of parking spaces to be provided in the re-instated East car park shall be submitted to and approved in writing by the Local Planning Authority. The approved East car park shall not then be used otherwise than for the parking of private motor vehicles belonging to employees of and visitors to Withdean Sports Centre in accordance with the details approved.

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

12) 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.

13) UNI

The North West car parking area shown on the approved plans shall not be used

3) UNI

No construction of cladding or external materials 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.

4) UNI

The development hereby permitted shall not be occupied until a Travel Plan including a parking management strategy to cover the whole site has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be fully implemented from the first occupation of the development.

Reason: To ensure that sustainable and well managed travel arrangements are in place for staff and visitors to the stadium complex, to minimise traffic congestion, protect the amenity of residents and to comply with policies TR1, TR4 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall not be occupied until details of a scheme to improve the visibility splay at the vehicular entrance to the North West car park together with marked pedestrian routes across the site and tactile paving at the steps from the North West car park to the indoor sports centre entrance shall 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 improve the safety of vehicular and pedestrian movements in and out of and across the site and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be occupied until the following details have been implemented in accordance with details submitted to and approved in writing by the Local Planning Authority.

- a) details of a new double length bus shelter to replace the existing bus shelter on the highway east of the vehicular access to the on site Park and Ride car park.
- b) details and specification of tactile paving at the 3 vehicular access points into the North West, the Park and Ride and the East car parks together with the existing pedestrian access ramp from Tongdean Lane.

Reason: In order that the development makes provision for the demand for travel that it creates and maximises the use of sustainable means of travel and to comply with policy TR1 of the Brighton & Hove Local Plan.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			22/10/2012
Photographs			09/10/2012
Proposed Window Details			09/10/2012

BH2012/03427

14 Mill Rise Westdene Brighton

Demolition of existing conservatory and erection of single storey rear extension.

Applicant: Mrs Lisa Martin

Officer: Adrian Smith 290478

Approved on 13/12/12 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 doors shall be constructed in the southeast side elevation of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan and proposed plans	417/01		25/10/2012
Existing plans	417/02		25/10/2012

BH2012/03503

9 Withdean Crescent Brighton

Erection of single storey rear extension including revised fenestration.

Applicant: Mark Allen

Officer: Guy Everest 293334

Refused on 07/01/13 DELEGATED

1) UNI

The submitted plans fail to show the proposed extension in the context of the property to be extended, do not allow for changes in ground level across the site and do not accurately show the pitched roof form to all elevations of the building. The submitted plans and inaccurate scale bars are inadequate to allow proper consideration of the proposal and fail to demonstrate that the requirements of policies QD14 and QD27 have been met.

Report from: 13/12/2012 to: 09/01/2013

BH2012/03292

Flat 32 Old College House 8-10 Richmond Terrace Brighton

Installation of flue to south west elevation external wall.

Applicant: Miss Catherine Sweby

Officer: Jonathan Puplett 292525

Approved on 21/12/12 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 flue hereby approved shall be of a black or dark grey colour.

Reason: To ensure an acceptable appearance, to preserve the character of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/03393

292 Queens Park Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Ms Rebecca Lloyd

Officer: Louise Kent 292198

Approved on 09/01/13 DELEGATED

BH2012/03411

14 Richmond Terrace Brighton

Application of approval of details reserved by conditions 8 and 9 of application BH2012/02040

Applicant: Mr Rabbi Pesach Efune

Officer: Jonathan Puplett 292525

Approved on 17/12/12 DELEGATED

BH2012/03450

110 Elm Drive Hove

Demolition of existing conservatory and erection of conservatory extension and single storey flat roof extension to rear. Paving of front garden area.

Applicant: Mr Andy Marcou

Officer: Robert McNicol 292322

Approved on 24/12/12 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.

16) UNI

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

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

17) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hardsurfacing, 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.

18) UNI

No development shall commence until fences for the protection of trees to be retained on the adjoining site have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be 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 adjacent to 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.

19) UNI

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
 - (a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001;
and, unless otherwise agreed in writing by the Local Planning Authority,
 - (b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (b) above that any remediation scheme required and approved under the provisions of (i) (b) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
 - a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

BH2012/03583

1 The Byway Brighton

Erection of single storey front and side barn end roof extension.

Applicant: Mr & Mrs Coughtrey

Officer: Pete Campbell 292359

Refused on 07/01/13 DELEGATED

1) UNI

The proposed front extension by virtue of its visibility on the street, positioning, design and scale would represent an overly dominant addition, which would detract from the visual appearance of the property and be detrimental to the character of the area. The application would be contrary to policy QD14 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2012/03128

2 Knepp Close Brighton

Certificate of lawfulness for proposed excavation at lower ground floor level incorporating installation of windows and door at rear elevation to convert into habitable accommodation ancillary to the use of the main house.

Applicant: Mr & Mrs Iain Parks

Officer: Louise Kent 292198

Approved on 17/12/12 DELEGATED

BH2012/03184

18 Upper Bevendean Avenue Brighton

Certificate of lawfulness for existing use of ground floor as a residential dwelling.

Applicant: Spruce Investments Limited

Officer: Robin K Hodgetts 292366

Approved on 14/12/12 DELEGATED

1) UNI

There is sufficient evidence to demonstrate that on the balance of probability the ground floor has been in continual use as a residential dwelling for four or more years.

BH2012/03449

Brighton Health and Racquet Club Village Way Brighton

Creation of overflow car park comprising of 23no.spaces, entrance and associated infrastructure.

Applicant: Mrs Caroline Jardine

Officer: Sue Dubberley 293817

Approved on 28/12/12 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 protective fencing as stated in the Arboricultural Method Statement and Addendum submitted with the application dated 29 October 2012 shall be erected on site prior to commencement of any works. All site operatives must be aware of this document and strictly adhere to its contents at all times. Two replacement trees must be planted as per the information submitted with the application.

Reason: To protect the trees which are to be retained on the site in the interests of the visual amenities of the site and to comply with policies QD1 And QD15 of

the Brighton & Hove Local Plan.

3) UNI

The development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

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

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 over flow car park extension	05VA -06	A	19/11/12
Existing car park	05VA -07		06/11/12
Site plan	unnumbered		29/10/12
Tree retention & removal plan	BJH.03		29/10/12
Tree survey & root protection plan	BJH.03		29/10/12

BH2012/03913

93 Norwich Drive Brighton

Application for Approval of details reserved by condition 5 of application BH2012/02912.

Applicant: Mrs Ellie Cook

Officer: Liz Arnold 291709

Approved on 31/12/12 DELEGATED

QUEEN'S PARK

BH2012/02378

Brighton College Eastern Road Brighton

Full demolition of existing science department building and Blackshaw dining room and partial demolition of adjoining buildings and erection of new music and drama school buildings and dining hall with associated works.

Applicant: Brighton College

Officer: Richard Elder 292321

Approved on 13/12/12 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

No development shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To prevent pollution of the water environment and increased risk of flooding and to comply with policy SU5 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD14, QD27, HE3, and HE6 of the Brighton & Hove Local Plan.

4) 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.

5) UNI

The development shall be carried out in accordance with the recommendations set out in the Phase 1 Ecological Survey dated July 2012. The measures shall be completed prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.

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

6) UNI

The development shall be carried out in accordance with the Landscaping proposals shown on the plans and set out in the Design & Access Statement dated July 2012.

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.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, prior to the completion of the ground floor slabs of the development:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

8) UNI

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

buildings - detail section JJ - Dining hall passage			
Interfaces with existing buildings - detail section jj - New Blackshaw room	EPA BCM 14 303P1		01 August 2012
Interfaces with existing buildings - detail section CC - Dining hall passage	EPA BCM 14 305P1		01 August 2012
Interfaces with existing buildings - detail section - New entrance to main school	EPA BCM 14 306P1		01 August 2012
Interfaces with new building plan 00	EPA BCM 14 310P1		01 August 2012
Cladding details - Drama building plan - section and elevations	EPA BCM 14 400P1		01 August 2012
Main School building proposed section detail	EPA BCM 14 308P0		06 August 2012
Main School building existing section detail	EPA BCM 14 307P0		06 August 2012
Design & Access Statement July 2012			01 August 2012
Phase 1 Ecological Assessment July 2012			01 August 2012
Sustainability report July 2012			01 August 2012
Phase 1 Ecological assessment July 2012			01 August 2012

BH2012/02379

Brighton College Eastern Road Brighton

Full demolition of existing science department building and Blackshaw dining room and partial demolition of adjoining buildings and erection of new music and drama school buildings and dining hall with associated works.

Applicant: Brighton College

Officer: Richard Elder 292321

Approved on 13/12/12 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

No 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 to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in

writing by the Local Planning Authority prior to any works commencing.

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

4) UNI

No works shall take place until the extent of removal of the vaulted ceiling to the basement plant room within the main school building has been agreed in writing by the Local Planning Authority. The entire vaulted ceiling must be fully recorded by scaled drawings and photographs and these records passed to the Local Planning Authority prior to removal/demolition.

Reason: In order to provide a reasonable opportunity to record the history of the listed building and to comply with policy HE2 of the Brighton & Hove Local Plan.

5) UNI

No works shall take place (except that of demolition) until samples of the materials (including stone, reconstituted stone, roof tiles, painted metal fascia to the music building and colours, an onsite sample of brick and flint work) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

6) UNI

6. No works shall take place (except that of demolition) until details, materials and finishes for the new doors and windows in the Scott building including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be 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.

7) UNI

Immediately after demolition/removal of the Scott annexes, details shall be submitted of the condition of the original wall faces and their proposed facing treatment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2012/02614

Unit 2 Freshfield Industrial Estate Stevenson Road Brighton

Refurbishment and subdivision of industrial unit including demolition of existing two storey wing to front elevation, renewal of existing external cladding, installation of new entrance doors and loading bay doors and new windows to front elevation.

Applicant: Hargreaves Management Ltd

Officer: Wayne Nee 292132

Approved on 27/12/12 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

2) UNI

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	477/02		22/10/2012
Location plan, block plan, proposed plans and elevations	477/04		22/10/2012

BH2012/03406

18B Margaret Street Brighton

Erection of rear dormer providing access to new roof terrace at first floor level. Revised fenestration at rear and front dormer.

Applicant: Mr & Mrs Steve Beadle

Officer: Liz Arnold 291709

Refused on 20/12/12 DELEGATED

1) UNI

The proposed dormer window, by virtue of its design, size and bulk results in a development which is of a poor design and which would be a visually intrusive, bulky and incongruous addition to the rear roof slope of the dwelling. As such the proposed development would be of detriment to the character and appearance of the existing property and the surrounding East Cliff Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed rear roof terrace, by virtue of position, height and sitting, would represent an un-neighbourly development by virtue of resulting in actual and perceived loss of privacy and over-looking for neighbouring properties. The development would therefore be of detriment to the amenities of the neighbouring properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03490

Royal Crescent Lodge Royal Crescent Mews Brighton

Loft conversion incorporating pitched to mansard roof extension, dormers to East and West elevations, creation of a roof terrace, increase parapet wall height and associated external alterations.

Applicant: Ms Jo Shackleton

Officer: Louise Kent 292198

Approved on 09/01/13 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 render finish and moulding profiles shall match exactly the original render finish and existing mouldings of the site.

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

4) UNI

No development shall take place until a sample of the roof tile and colour of render to be used in the construction of the external surfaces of 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.

5) UNI

Before development commences large scale joinery details showing matching dimensions and profiles for all joinery and window reveals at the same depth as the other windows shall be submitted to and approved by the local planning authority in writing, and the works shall be carried out and completed fully 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location & block plan	0212 01		1 November 2012
Existing basement plan	0212 02	Rev. A	1 November 2012
Existing ground floor plan	0212 03	Rev. A	1 November 2012
Existing first floor plan	0212 04	Rev. A	1 November 2012
Existing section X-X	0212 05	Rev. A	1 November 2012
Existing east and north elevations	0212 06		1 November 2012
Existing south & west elevations	0212 07		1 November 2012
Proposed ground floor plan	0212 10		1 November 2012
Proposed first floor plan	0212 11		1 November 2012
Proposed second floor plan	0212 12		1 November 2012
Proposed roof plan	0212 13		1 November 2012
Proposed east & north elevations	0212 14		1 November 2012
Proposed south & west elevations	0212 15		1 November 2012
Proposed section A-A	0212 16		1 November 2012
Proposed section B-B	0212 17		1 November 2012
Proposed 3D views	0212 18		1 November 2012
Existing photographs			13 November 2012

ROTTINGDEAN COASTAL

BH2012/00609

68-70 High Street Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 13, 15, 17 and 19 of application BH2011/01773.

Applicant: Novus Property

Officer: Liz Arnold 291709

Approved on 03/01/13 DELEGATED

BH2012/02168

71 Lustrells Crescent Brighton

Erection of a 2no storey two bed house.

Applicant: Mr Paul Sheehan

Officer: Anthony Foster 294495

Approved on 03/01/13 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

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 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

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 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.

4) UNI

The first floor windows on the rear (north-east) and side (north-west) elevations shall not be glazed otherwise than with obscured glass to a height of 1.7m, top hung 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.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, full details of how the proposed dwelling shall be constructed to Lifetime Homes Standards shall be submitted to and approved by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details and retained as such thereafter.

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

6) UNI

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

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

7) UNI

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 all the external surfaces, including the proposed doors and windows of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

9) UNI

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 5 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 5 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

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 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.

12) UNI

No development shall commence until fences for the protection of trees and hedgerows 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.

13) 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.

14) 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.

15) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting, finished floor levels and ridge heights of the proposed building and neighbouring development have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

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

16) UNI

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

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

1) UNI

Cumulatively the proposal, by virtue of siting, relationship between the surrounding dwellings and the potential for overlooking results in an inadequate amenity space which would be a considerably overlooked by the neighbouring properties to the detriment of the amenity of the future occupiers contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal represents development in the rear garden now classified as Greenfield land. Given the sensitive nature of the location, the highest level of sustainability must be sought for the proposed building. The applicant has failed to demonstrate that the proposed dwelling is capable of achieving Code for Sustainable Homes Level 5 without a material change to the design. The proposal is considered to be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document on Sustainable Building Design (SPD 08).

BH2012/03282

17 Ainsworth Avenue Brighton

Certificate of Lawfulness for proposed erection of a detached single storey outbuilding in rear garden.

Applicant: Mr & Mrs Sahin

Officer: Pete Campbell 292359

Approved on 18/12/12 DELEGATED

BH2012/03302

130 & 130A Lustrells Vale Saltdean Brighton

Erection of single storey garage to rear of ground floor office and first floor rear extension to flat above (Retrospective).

Applicant: Mr Paul Martin

Officer: Liz Arnold 291709

Approved on 17/12/12 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 and Block Plan			16/10/2012
Existing Property Prior To Extensions 102/8 Sheet 1 of 4	Issue A		16/10/2012
As Built Alteration and Additions 102/8 Sheet 2 of 4	Issue F		07/12/2012
As Built Alterations and Additions 102/8 Sheet 3 of 4	Issue G		07/12/2012
Property As Built 102/8 Sheet 4 of 4	Issue D		16/10/2012

2) UNI

Apart from the area designated as the approved balcony area as shown on drawing No. 102/8, Sheet 3 of 4 received on the 7th December 2012, access to the flat roof over the garage 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.

Report from: 13/12/2012 to: 09/01/2013

1) BH01.05

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

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

2) UNI

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

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

3) UNI

Notwithstanding the information submitted, any new work should be scribed around the existing historic features and not physically impact upon them.

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

4) UNI

If any new pipes or vents are required to the exterior of the building, no works shall take place until details have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

Notwithstanding the information submitted, the joinery of the new door to the proposed bathroom should exactly match the existing door to the existing bathroom.

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

6) UNI

No works shall take place until 1:20 details regarding the junction of the stair and the retained wall below the stair have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

7) UNI

No works shall take place until a 1:20 sectional drawing of the proposed suspended ceiling within the new shower room/WC has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

1) UNI

The creation of an additional floor, by reason of its design, positioning, and its relationship with the existing roof, would form an incongruous and unsympathetic roof form that would fail to respect the character and appearance of surrounding area. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

By reason of its bulk and eaves height in close proximity to no. 98 Dean Court Road, the roof extension would result in a cramped and overbearing appearance that would result in a poor relationship with this neighbouring property. The proposal would be detrimental to neighbouring amenity and would therefore be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03540

43 Ainsworth Avenue Brighton

Installation of timber gates with associated alterations to front boundary wall.
(Part- Retrospective)

Applicant: Mrs Caireen Payne

Officer: Liz Arnold 291709

Refused on 02/01/13 DELEGATED

1) UNI

The proposed front boundary wall, by virtue of its height and white rendered finish, would result in a prominent development within the Ainsworth Avenue street scene and which is out of keeping with the neighbouring front boundary treatments. The proposal would therefore be of detriment to the visual amenities of the Ainsworth Avenue street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed timber gates, by virtue of their slatted design, would be out of keeping with other gates within the Ainsworth Avenue street scene and as a result would be of detriment to the visual amenities of the Ainsworth Avenue street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2012/01394

Land adjoining 64 Connell Drive Brighton

Demolition of existing garages and erection of a 2no storey, 3no bedroom end of terrace dwelling.

Applicant: Mr G Wells

Officer: Wayne Nee 292132

Approved on 20/12/12 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) BH02.01

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 for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) 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.

4) BH03.01

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 QD1 of the Brighton & Hove Local Plan.

5) BH05.02B

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.

6) BH05.10

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

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

7) 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.

8) BH08.01

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

- (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 -

7) BH11.03

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.

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	51-P.002	A	11 July 2012
Existing Site Plan	51-P.003		17 May 2012
Floor Plans	51/P.002	B	11 July 2012
Roof Plan	51/P.005		17 May 2012
Existing Building Survey	51/P.007	A	30 May 2012
Tree Survey	51/P.009		7 June 2012
Temporary Car Parking Provisions	51/P.201		17 May 2012

9) UNI

The temporary building and additional car parking hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission within 3 months of occupation of the new development in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The structures hereby approved are not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policies QD1, QD2 of the Brighton & Hove Local Plan.

10) UNI

If during development, contamination not previously identified is found to be present at the site, no further development shall be carried out unless otherwise agreed in writing with the Local Planning Authority, 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.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, prior to the completion of the ground floor slabs of the development:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing

by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

12) UNI

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

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

13) 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.

14) UNI

The development hereby permitted shall not be commenced until details of disabled car 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 car parking facilities for the disabled users are provided and to comply with policy TR18 & SPG04 of the Brighton & Hove Local Plan.

BH2012/03416

11 Crescent Drive South Brighton

Erection of hip to barn end roof extension incorporating 2no rooflights.

Applicant: Mrs Alison Mooney

Officer: Liz Arnold 291709

Approved on 13/12/12 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 windows in the north facing elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which

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

2) UNI

No works shall not take place until, details of the proposed replacement doors at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Any new doors shall be of timber construction with recessed panels. 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. The works shall then be carried out in accordance with the approved details.

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

3) UNI

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

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

4) UNI

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

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

BH2012/02701

Embassy Court Kings Road Brighton

Installation of steel windows to existing structural openings, internal doors to tank rooms and new floating floor deck to eleventh floor. (Part retrospective)

Applicant: Bluestorm Ltd

Officer: Christopher Wright 292097

Approved on 07/01/13 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until a sample of the windows to be used in the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan and site location plan	12410-Loc		19/09/2012
Window photographs			19/09/2012
Proposed window details and elevations	12410-01	A	27/11/2012
Existing window details at flat 5, 26 Adelaide Crescent	12410-02	A	27/11/2012

BH2012/03137

Flat 5A 6 Palmeira Square Hove

Creation of 1no one bed studio flat at fourth floor level. Removal of 1no rooflight. (Part retrospective)

Applicant: Ms Justina Grigate

Officer: Jason Hawkes 292153

Refused on 08/01/13 DELEGATED

1) UNI

The scheme lacks sufficient details in order to make a full and proper assessment of the proposal. No details have been given regarding the pre-existing arrangement of the fourth floor in order to assess the impact on the plan form, which appears to have been recently divided into two separate flats. Notwithstanding the lack of details, the division of the top floor into separate flats is detrimental to the plan form and historic character and appearance of the listed building. Additionally, works have been undertaken to the building to allow the use of studio flat as a separate unit of accommodation which have detracted from its appearance, including inappropriate pipework to the rear. The scheme is therefore considered contrary to policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09: Architectural Features.

2) UNI2

It is evident that the proposal is the result of the conversion of the fourth floor. Without the benefit of full plans showing the full extent of how the fourth floor has been converted, the scheme cannot be properly assessed against the criteria of policy HO9 of the Brighton & Hove Local Plan which relates to the conversion of smaller units of self-contained accommodation. Notwithstanding the lack of details, the scheme is deemed contrary to policy HO9 as it detracts from the character of the listed building and does not provide a unit of accommodation suitable for family occupation.

3) UNI3

Due to its limited size, the fourth floor studio room would be a small and cramped space which would not provide an appropriate standard of accommodation. With the proposed purlin in place, the roofspace would not be suitable as a living area. The scheme therefore results in an inadequate habitable space and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/03138

Flat 5A 6 Palmeira Square Hove

Internal alterations to create 1no one bed studio flat at fourth floor level. Removal of 1no rooflight. (Part Retrospective)

Applicant: Ms Justina Grigate

Officer: Jason Hawkes 292153

Refused on 08/01/13 DELEGATED

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan, existing and proposed elevations and floor plans	CH/01		05/12/2012

BH2012/03152

First Floor 20 Blatchington Road Hove

Conversion of first floor offices (B1) to 1no two bedroom flat.

Applicant: Homemakers Property Ltd

Officer: Clare Gibbons 292454

Approved on 14/12/12 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	4201-001/A		0312/2012
Block plan	4201-002/A		0312/2012
Elevations & First Floor Plan (As existing)	4201-003		02/10/2012
Elevations & First Floor Plan (As Proposed)	4201-004/A		0312/2012

BH2012/03215

86 George Street Hove

Display of internally-illuminated fascia, projecting and ATM surround signs and non-illuminated window marketing units.

Applicant: Halifax PLC

Officer: Kathryn Boggiano 292138

Approved on 20/12/12 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.

BH2012/03253

Flat 5 2 Grand Avenue Hove

Erection of two storey side extension.

Applicant: Mr Steven Hill

Officer: Guy Everest 293334

Approved on 03/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

The windows to the northern elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass which shall thereafter be permanently retained as such.

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

3) UNI

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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	V051-A01		10/10/2012
Existing Ground Floor Plan	051-A02	V	10/10/2012
Existing East Elevation			10/10/2012
Existing North Elevation & Existing Partial West Elevation			10/10/2012
Proposed Ground Floor Plan			10/10/2012
Proposed First Floor Plan	Y051-D02		10/10/2012
Proposed East Elevation	Y051-D03		10/10/2012
Existing North Elevation & Existing Partial West Elevation	Y051-D04		10/10/2012

5) UNI

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

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

BH2012/03322

Flat 12, 2 Grand Avenue Hove

Erection of dormer window to side elevation.

Applicant: Mr Brijesh Patel

Officer: Robert McNicol 292322

Approved on 18/12/12 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.

Plan Type	Reference	Version	Date Received
Site location and block plan	2012-12GA-006		17/10/2012
Existing floor and roof plan	2012-12GA-001	A	07/12/2012
Proposed floor and roof plan	2012-12GA-002	A	07/12/2012
Existing and proposed elevations	2012-12GA-003	A	07/12/2012
Existing kitchen layout and section	2012-12GA-004		14/12/2012

5) UNI

No development shall commence until details of the arboricultural consultant to be employed during construction works shall be submitted to, and approved by, the Local Planning Authority, in accordance with the arboricultural method statement submitted with the application. Such details shall include the name, employer, contact details and time periods for the consultant's presence onsite. The scheme shall be implemented in accordance with the approved details.

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

6) UNI

The development shall not be occupied until the 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 in association with the approved dwelling.

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.

7) 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.

8) UNI

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

All 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.

10) UNI

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

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

11) UNI

The development hereby 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.

12) UNI

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

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

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	TA681/01		24/09/2012
Existing plans	TA681/02		24/09/2012
	TA681/03		24/09/2012
	TA681/04		24/09/2012
	TA681/05		24/09/2012
Proposed plans	TA681/10		24/09/2012
	TA681/11		24/09/2012
	TA681/12		24/09/2012
	TA681/13		24/09/2012
	TA681/14		24/09/2012
	TA681/15		24/09/2012
	TA681/16		24/09/2012
	TA681/17		24/09/2012
	TA596/18		24/09/2012

14) UNI

The new dwelling shall be constructed to Lifetime Homes standards, with the exception of the construction of a stepped access from the car parking space to the dwelling with integrated power supply to enable the provision of a chairlift at a later date with no further structural alterations, to the satisfaction of the Local Planning Authority.

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

BH2012/03063

4 Stanford Close Hove

Demolition of existing dwelling and erection of new dwelling.

Applicant: Mr Simon Taylor

Officer: Clare Gibbons 292454

Refused on 09/01/13 DELEGATED

1) UNI

The scheme proposes a dwelling with a rendered finish, a slate roof, a large area of glazing at ground floor level, variety of window shapes, irregular bay, proposed lower ground floor and extensive area of hardstanding in the front garden. These proposed materials would give the house an appearance which would contrast to the materials on the remaining houses in the street, which generally have a brick finish and tiled roofs. The extensive hardstanding and provision of a lower ground floor is uncharacteristic of the area. Overall, the proposed house due to its materials and design would stand out as an unsympathetic addition in the street scene that is out-of-keeping with the surrounding houses and is contrary to policies QD1, QD2, and HO4 of the Brighton & Hove Local Plan 2005 and SPGBH1 (Roof Alterations & Extensions) and SPGBH4 (Parking Standards).

2) UNI2

The proposed front dormer window, by virtue of its position, size and design, would form an incongruous and unsympathetic feature, detrimental to the character and appearance of the building, the street scene and the surrounding area. The proposal is therefore contrary policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2012/03241

4 Stanford Close Hove

Removal of existing conservatory to the rear and erection of single storey ground floor rear extension. Hip to gable roof extension to facilitate loft conversion. Remodelling of window bays to front elevation and other associated works.

Applicant: Mr Simon Taylor

Officer: Jason Hawkes 292153

Refused on 13/12/12 DELEGATED

1) UNI

The proposed roof extension, by virtue of its size and bulk, would form an incongruous and unsympathetic feature, detrimental to the appearance of the building and the surrounding area. The proposal is therefore contrary to the objectives of development plan policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The scheme proposes a dwelling with a rendered finish and a slate roof. These proposed materials would give the house an appearance which would contrast to the materials on the remaining houses in the street, which generally have a brick finish and tiled roofs. The proposed house, due to its materials, would therefore stand out as an unsympathetic addition in the street scene and is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03301

184 - 186 Old Shoreham Road Hove

Display of 1no. Internally Illuminated fascia sign.

Applicant: Mr Vikesh Panchal

Officer: Guy Everest 293334

Approved on 31/12/12 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.

BH2012/03320**16 Tongdean Road Hove**

Enclosure of covered roof terrace to South East elevation with a wall and glazed sliding doors.

Applicant: Mr K Ives

Officer: Jason Hawkes 292153

Approved on 08/01/13 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.

Plan Type	Reference	Version	Date Received
Site Location Plan	TR.01		17/10/2012
Block Plan	TR.02		17/10/2012
Roof Plan - Existing	TR.03		17/10/2012
South East Elevation - Existing	TR.04		17/10/2012
Section AA - Existing	TR.05		17/10/2012
Roof Plan - Proposed	TR.06		17/10/2012
South East Elevation - Proposed	TR.07		17/10/2012
Section AA - Proposed	TR.08		17/10/2012

BH2012/03379**27 Hill Brow Hove**

Erection of first floor extension to create a two storey house (Revisions to BH2010/01488).

Applicant: Mrs Jayne Bennett

Officer: Robert McNicol 292322

Approved on 20/12/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Block plan & site location plan			09/08/2012
Proposed floor plans	459/01	A	27/11/2012
Proposed elevations	459/02	B	27/11/2012
Existing plan and elevations	459/04	A	19/11/2012
Sight line section	459/05		26/11/2012

3) UNI

The windows in the eastern elevation at first floor level 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.

BH2012/03404

27 Tongdean Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer with Juliette balcony and 3no velux windows.

Applicant: Mr L Millyard

Officer: Jason Hawkes 292153

Refused on 28/12/12 DELEGATED

1) UNI

As the property has already been extensively extended through the construction of an additional floor with a large pitched roof, the cubic content of the roof of the original dwelling has already been exceeded by over 50 cubic metres. The proposal is therefore contrary to Schedule 2, Part 1, Class B.1 (c) of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

The proposed rooflights would protrude more than 150 millimetres beyond the plane of the slope of the original roof. The original roof of the bungalow, before it was extended, would have been at a much lower level, below the height of the existing roof of the two-storey dwelling. The proposal is therefore contrary to Schedule 2, Part Class C.1 (a) of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

3) UNI3

The proposed rooflights would be higher than the highest part of the original roof of the property. The original roof of the bungalow, before it was extended, would have been at a much lower level, below the height of the existing roof of the two-storey dwelling. The proposal is therefore contrary to Schedule 2, Part Class C.1 (b) of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2012/03444

162 Woodland Drive Hove

Application for approval of details reserved by conditions 2, 6, 9, 10, 12, 13 and 15 of Application BH2010/01288.

Applicant: Mr Kevin Fitzpatrick

Officer: Steven Lewis 290480

Approved on 17/12/12 DELEGATED

BH2012/03494

19 Onslow Road Hove

Application for variation of condition 6 of application BH2012/01609 (Erection of new detached house) which states that the development shall be carried out in accordance with the approved drawings, to permit the addition of a basement floor, internal alterations and altered position of the rooflight and first floor window.

Applicant: Mrs Adele Lias

Officer: Jason Hawkes 292153

Approved on 21/12/12 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

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

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

4) UNI

The east facing first floor window and rooflight hereby approved shall be obscure glazed and non-opening unless any 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 retained as such, unless otherwise agreed with the local planning authority in writing.

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

5) UNI

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

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

6) UNI

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

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

7) UNI

The development hereby permitted shall 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 Location Plans	TA618/01		01/11/12
Existing site survey	TA618/02		01/11/12
Proposed Site Plan	TA618/10	C	01/11/12
Proposed Floor Plans	TA618/11	B	01/11/12
Contextual Street Elevation	TA618/12		01/11/12
Proposed Elevations	TA618/13	A	01/11/12
Proposed Elevations	TA618/14	A	01/11/12

8) 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.

9) UNI

No development shall take place until details have been submitted and approved by the Local Planning Authority which indicates that the dwelling shall be fully constructed to Lifetime Homes standards and shall be retained as such thereafter.

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

10) UNI

No development shall take place until 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.

11) 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.

12) UNI

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

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

13) UNI

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

14) UNI

No development shall commence until an Arboricultural Method Statement regarding the protection of the adjacent trees has been submitted to and approved by the Local Planning Authority. The statement shall be in accordance with BS 5837 (2005) Trees in relation to Construction and will include protection of roots. The works shall be implemented in accordance with the approved statement.

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.

15) UNI

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

BH2012/03510**Park House Old Shoreham Road Hove**

Application for Approval of Details Reserved by Condition 18 of application BH2012/00114.

Applicant: Denne Construction Ltd

Officer: Christopher Wright 292097

Approved on 27/12/12 DELEGATED

BH2012/03518**Park House Old Shoreham Road Hove**

Application for Approval of Details Reserved by Condition 11 of application BH2012/00114.

Applicant: Denne Construction Ltd

Officer: Christopher Wright 292097

Approved on 20/12/12 DELEGATED

BH2012/03519

Park House Old Shoreham Road Hove

Application for Approval of Details Reserved by Condition 17 of application BH2012/00114.

Applicant: Denne Construction Ltd

Officer: Christopher Wright 292097

Approved on 07/01/13 DELEGATED

BH2012/03527

Rear of 25 Dyke Road Avenue Hove

Application for Approval of Details Reserved by Conditions 10, 11, 12 and 13 of application BH2011/03093.

Applicant: Mr & Mrs S Hardman

Officer: Christopher Wright 292097

Approved on 17/12/12 DELEGATED

BH2012/03533

61 Hill Brow Hove

Application to extend time limit for implementation of previous approval BH2009/02310 for addition of a first floor to create a two storey dwelling.

Applicant: Mr Gurpreet Bhermi

Officer: Adrian Smith 290478

Approved on 18/12/12 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 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

The first floor ensuite windows hereby permitted in the north-west and south-east facing elevations of the dwelling shall not be glazed otherwise than with obscured glass and shall be fixed shut unless any parts of the windows which can be opened are at least 1.7 metres above the floor level of the rooms in which they are inserted 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

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	A460 20		23/09/2009
Existing plans and elevations	A460 02 A460 03	A	16/10/2009 18/12/2009
Proposed plans and elevations	A460 04 A460 05	A	16/10/2009 18/12/2009

6) UNI

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

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

BH2012/03547

1A Elrington Road Hove

Application for approval of Details Reserved by Conditions 3 and 5 of application BH2012/01670.

Applicant: Mr Daniel McHenry
Officer: Christopher Wright 292097

Approved on 17/12/12 DELEGATED

BH2012/03605

172 Sackville Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and proposed erection of single storey rear extension. Insertion of 1no rooflight to front roof slope.

Applicant: Mrs Jade Spence
Officer: Adrian Smith 290478

Approved on 07/01/13 DELEGATED

BH2012/03607

66 Benett Drive Hove

Erection of single storey rear extension with creation of lower ground floor garden room below.

Applicant: Mr & Mrs Yard
Officer: Christopher Wright 292097

Approved on 07/01/13 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 lower sills of the high level windows on the southern flank elevation of the development hereby permitted shall be no less than 1.65 metres in height above the internal finished floor levels of the rooms they serve and the two upper windows to the enlarged kitchen shall be obscure glazed. The development shall thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property, 64 Benett Drive, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) 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 southern 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 neighbouring property, 64 Benett Drive, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Supporting Statement			13 Nov 2012
Site Location and Block Plan	D.01		13 Nov 2012
As Existing & Proposed Floor Plans	D.02		13 Nov 2012
As Existing & Proposed Elevations and Sections	D.03		13 Nov 2012
As Existing and Proposed Sections, Roof Plan and Photographs	D.04		13 Nov 2012

WESTBOURNE

BH2012/02590

1 & 3 Sackville Gardens Hove

Replacement double glazed timber sliding sash windows to the front and double glazed timber sash and casement windows to the rear.

Applicant: Southern Housing Group

Officer: Robert McNicol 292322

Approved on 27/12/12 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	3375/00		22/08/2012
Existing elevations, sections and	3375/01		03/09/2012

plans			
Existing window schedule	3375/02		03/09/2012
Proposed elevations, sections and plans	3375/03	A	12/11/2012
Proposed window schedule	3375/04	A	12/11/2012
Joinery details	3375/07		03/09/2012

BH2012/03261

Flat 1 Hogath Court 214 Portland Road Hove

Application for variation of condition 4 of previously approved scheme BH2009/00080 (Conversion of existing first & second floor maisonette to 2no. self-contained flats (revised scheme)) to allow for currently installed external meter box and piping to remain in current position and for these to be painted in order to blend in with the fascia of the building.

Applicant: Mr Morris Davis

Officer: Jason Hawkes 292153

Refused on 20/12/12 DELEGATED

1) **UNI**

Having regard to the prominent position of the gas meter box and piping on a shopfront pilaster to the front elevation, the box and piping stand out as inappropriate and unsympathetic additions and detract from the appearance of the shopfront and the building as a whole. The scheme is therefore deemed contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 2 on Shop Front Design.

BH2012/03269

50 Walsingham Road Hove

Loft conversion incorporating rear dormer and 1no rooflight to front roofslope.

Applicant: Miss C Cooper

Officer: Robert McNicol 292322

Approved on 21/12/12 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
Block and location plans	12407-Loc		11/10/2012
Proposed plans and elevations	12407-01	B	07/12/2012
Existing plans and elevations	12407-02		11/10/2012

BH2012/03317

Flat 3 56 Westbourne Gardens Hove

Certificate of lawfulness for existing use as a self contained flat.

Applicant: Mr John Isaacs

Officer: Robert McNicol 292322

Approved on 27/12/12 DELEGATED

BH2012/03390**Basement & Ground Floor Maisonette, 7 Westbourne Place, Hove**

Erection of single storey rear extension to the lower ground floor.

Applicant: Mr & Mrs Matthews

Officer: Robert McNicol 292322

Approved on 20/12/12 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.

Plan Type	Reference	Version	Date Received
Block plan	ADC521/BP		23/10/2012
Location plan	ADC521/LP	A	18/12/2012
Existing plans, elevations and sections	ADC521/01		23/10/2012
Proposed plans, elevations and sections	ADC521/02		23/10/2012

BH2012/03400**7 Princes Crescent Hove**

Replacement of existing clay roof tiles with concrete tiles.

Applicant: Southdown Housing Association

Officer: Jason Hawkes 292153

Approved on 20/12/12 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	3230.PL.21		24/10/2012
Site Plan	3230.PL.22		24/10/2012
Roof Plan and Elevations	3230.PL.20	A	06/11/2012

WISH

BH2012/02757

First Floor Flat 311 Kingsway Hove

Construction of new vehicle crossover and formation of hardstanding with associated alterations to boundary wall.

Applicant: Helen Fry

Officer: Kate Brocklebank 292175

Approved on 02/01/13 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	Unnumbered		25/09/2012
Block Plan - Existing	Unnumbered		25/09/2012
Side elevation - existing	Unnumbered		01/10/2012
Site plan - existing	Unnumbered		25/09/2012
Front elevation - existing	Unnumbered		01/10/2012
Block Plan - Proposed	Unnumbered		31/08/2012
Side elevation - proposed	Unnumbered		20/09/2012
Front elevation - existing	Unnumbered		20/09/2012
Site plan - proposed	Unnumbered		20/09/2012

BH2012/03352

181 Portland Road Hove

Change of use of ground floor from office (B1) to restaurant (A3) to form extension to existing restaurant at 179 Portland Road.

Applicant: Mr F W Tang

Officer: Christopher Wright 292097

Refused on 13/12/12 DELEGATED

1) UNI

The proposed change of use would result in the loss of office space (Use Class B1) which has not been demonstrated to be genuinely redundant and which should therefore be retained for employment purposes. As such the proposal is contrary to policy EM6 of the Brighton & Hove Local Plan 2005.

