

**PLANS LIST 13 MARCH 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****BH2012/03816****106 Cuckmere Way Brighton**

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

**Applicant:** Mrs Naomi Sampey

**Officer:** Louise Kent 292198

**Approved on 11/02/13 DELEGATED**

**BH2012/03821****3 Brangwyn Court Brangwyn Way Brighton**

Installation of dark UPVC double glazed windows to replace existing.

**Applicant:** Mr Robinson

**Officer:** Chris Swain 292178

**Approved on 07/02/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan			13/12/2012
Block plan			13/12/2012
Window details 1A			13/12/2012
Window details 2A			13/12/2012
Window details 3A			13/12/2012
Annotated photograph			29/11/2012

**BH2012/03868****17 Westfield Close Brighton**

Erection of single storey flat roof extension to rear.

**Applicant:** Mr Nick Prichard

**Officer:** Wayne Nee 292132

**Approved on 01/02/13 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 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			03/12/2012
Block plan			07/12/2012
Existing	2012.72a.01		03/12/2012
Proposed	2012.72a.02		03/12/2012

**BH2012/03938**

**44 Sunnydale Avenue Brighton**

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

**Applicant:** Mr & Mrs P Cripps

**Officer:** Wayne Nee 292132

**Approved on 08/02/13 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 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	12411-Loc		11/12/2012
Existing	12411-02		11/12/2012
Proposed	12411-01B		11/12/2012

**BH2012/03970**

**4 Brangwyn Crescent Brighton**

Certificate of Lawfulness for proposed enlargement of existing side dormer.

**Applicant:** Mr & Mrs Fitzgerald

**Officer:** Louise Kent 292198

**Approved on 06/02/13 DELEGATED**

**BH2012/04077**

**42 Ridgeside Avenue Brighton**

Demolition of existing property and erection of a 5 bedroom dwelling.

**Applicant:** Mr & Mrs Rowland

**Officer:** Wayne Nee 292132

**Refused on 06/02/13 DECISION ON APPEAL**

**1) UNI**

The proposed dwelling, in combination with the existing structures, would result in an inappropriate level of site coverage in excess of what might reasonably be expected to be achieved on this plot site. The visual impact of this would be clearly visible from neighbouring properties. Furthermore in context with the size of the proposed dwelling, the proposal would result in a lack of usable outdoor amenity space for future occupiers. Consequently the proposal represents in an over-development of the site to the detriment of the character of the area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

Having regard to siting of the Beech tree covered by Tree Preservation Order (No17) 2012, the applicant has failed to demonstrate that the proposed dwelling would not have a significant detrimental effect upon this tree. The proposal is therefore contrary to the aims of policy QD16.

**BH2012/04078**

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

Application for approval of details reserved by conditions 10 and 11 of BH2011/03358.

**Applicant:** Hallmark Care Homes

**Officer:** Liz Arnold 291709

**Approved on 11/02/13 DELEGATED**

**PRESTON PARK**

**BH2012/03336**

**Eastwoods 251 - 253 Ditchling Road Brighton**

Application for Approval of Details Reserved by Conditions 11, 16 and 18 of application BH2011/03490.

**Applicant:** Mr David Cook

**Officer:** Anthony Foster 294495

**Approved on 18/02/13 DELEGATED**

**BH2012/03338**

**148 Preston Drove Brighton**

Display of internally illuminated ATM surround.

**Applicant:** Bank of Ireland

**Officer:** Robin K Hodgetts 292366

**Refused on 20/02/13 DELEGATED**

**1) UNI**

The design and method of illumination for the sign would appear incongruous in this setting, significantly detracting from the character and appearance of the recipient property and the wider conservation area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan 2005.

**BH2012/03339**

**148 Preston Drove Brighton**

Installation of ATM cash machine to front elevation.

**Applicant:** Bank of Ireland

**Officer:** Robin K Hodgetts 292366

**Refused on 07/02/13 DELEGATED**

**1) UNI**

The proposed ATM would unbalance the symmetry of the shopfront and harm the character and appearance of the Preston Park Conservation Area by reason of its position and design. As such it is contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan.

**BH2012/03534**

**160 Dyke Road Brighton**

Conversion of care home (C2) to 3no two bedroom flats, 3no one bedroom flats and 1no studio flat. Replacement of ground floor window to side elevation with door.

**Applicant:** Phoenix Futures

**Officer:** Sue Dubberley 293817

**Approved on 18/02/13 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) BH02.08**

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

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

**3) BH04.01A**

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

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

**4) BH05.03B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

*Building Design.*

**5) BH05.04B**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

**6) BH06.01**

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) 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) UNI**

No development shall commence on site until a Scheme of Management of the vehicle parking has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include the following measures:

- Details of how each car parking space will be allocated and managed:
- Details of measures to ensure that each car parking space is for the use of its allocated owner:

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

*Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan.*

**9) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	E01		6/11/12
Existing plans	E02		6/11/12
Block plan	P01		6/11/12
Proposed floor plans	P02		6/11/12
Proposed elevation	P04		6/11/12

**BH2012/03645****8 Lucerne Road Brighton**

Erection of single storey rear extension with associated works.

**Applicant:** Ms Bernadette Alves

**Officer:** Louise Kent 292198

**Approved on 20/02/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan	1137 E01		16/11/2012
Block plan	1137 P01		16/11/2012
Existing ground, first & second floor plans	1137 E02		16/11/2012
Existing elevations & sections	1137 E03		16/11/2012
Proposed elevations & sections	1137	Amended P03a	22/01/2013
Proposed ground & 1st floor plans	1137	Amended PO2a	22/01/2013

**BH2012/03666****13 Sandgate Road Brighton**

Erection of first floor rear extension.

**Applicant:** Miss Linda Groundsell

**Officer:** Wayne Nee 292132

**Approved on 20/02/13 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 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	E01		20/11/2012
Existing	E02		20/11/2012
Proposed plans	P01		20/11/2012
Proposed elevations & sections	P02		20/11/2012

**BH2012/03670**

**Eastwoods 251 - 253 Ditchling Road Brighton**

Application for Approval of Details Reserved by Condition 12 of application BH2011/03490.

**Applicant:** Mr David Cook

**Officer:** Anthony Foster 294495

**Approved on 18/02/13 DELEGATED**

**BH2012/03829**

**79A Preston Road Brighton**

Replacement of single glazed timber framed windows with UPVC double glazed windows.

**Applicant:** Miss Caroline Hanlon

**Officer:** Pete Campbell 292359

**Approved on 31/01/13 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 plan			03/12/2012
Surveyor visit report	DS217		03/12/2012
Window drawings (x3))	unreferenced		03/12/2012
Window sections			03/12/2012
Supporting photographs (x2)			07/12/2012

**BH2012/03844**

**9A Grantham Road Brighton**

Erection of single storey rear extension to lower ground floor.

**Applicant:** Simon Sandys

**Officer:** Chris Swain 292178

**Approved on 07/02/13 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.*

Report from: 31/01/2013 to: 20/02/2013

### 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			29/11/2012
Existing plan, elevation & section	2194/12/E1		29/11/2012
Proposed plan, elevation & section.	2194/12/01	A	29/11/2012
A set of photographic images			29/11/2012

### **BH2012/03888**

#### **51 Hamilton Road Brighton**

Erection of single storey rear extension.

**Applicant:** Dr Anna Furse

**Officer:** Pete Campbell 292359

**Approved on 08/02/13 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 and block plan	674/Ex01		05/12/2012
Existing plans	674/Ex02		05/12/2012
Existing elevations	674/Ex04		05/12/2012
Existing sections	674/Ex03		05/12/2012
Proposed sections	674/P11		05/12/2012
Proposed plans	674/P10		05/12/2012
Proposed elevations	674/P12		05/12/2012
Precedent studies	674/Ex05		05/12/2012

### **BH2012/03990**

#### **Land at rear of 32 Stanford Avenue Brighton**

Demolition of existing garage and erection of two storey 1no bedroom house.

**Applicant:** Mr Jon Mills

**Officer:** Wayne Nee 292132

**Refused on 13/02/13 DELEGATED**

#### **1) UNI**

The proposed development is considered uncharacteristic and inappropriate development in excess of what might reasonably be expected to be achieved on this limited plot site. Consequently the proposal represents an over-development of the site to the detriment of the character of the area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed dwelling would extend beyond the building line on Rugby Road, and by reason of its scale, height, roof form, and design, would be an unsympathetic and dominant addition to the street scene. As such the



development would cause harm to the character and appearance of the Preston Park Conservation Area and thus be contrary to policies QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed dwelling, by reason of the height and proximity to site boundaries, would represent a cramped and overbearing development within the rear gardens of neighbouring properties on Stanford Avenue. This would be to the detriment of neighbouring amenity which is contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2012/04010**

**37 Highcroft Villas Brighton**

Erection of single storey rear extension incorporating UPVC folding doors.

**Applicant:** Mr M Simon

**Officer:** Wayne Nee 292132

**Approved on 11/02/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing	001		17/12/2012
Proposed	002		17/12/2012
Location plan	003		17/12/2012

**REGENCY**

**BH2012/03549**

**181-185 Western Road Brighton**

Installation of 6no condensing units to roof.

**Applicant:** Hennes & Mauritz UK Ltd

**Officer:** Clare Gibbons 292454

**Refused on 14/02/13 DELEGATED**

**1) UNI**

The submitted drawings do not accurately indicate the application premises or the neighbouring building fronting Western Road. Therefore, a full and proper assessment can not be made in relation to adopted policies, in particular SU10, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

**BH2012/03771**

**9 Dukes Lane Brighton**

Display of 1no fascia sign to front elevation (retrospective).

**Applicant:** Thread Retail UK Ltd

**Officer:** Jason Hawkes 292153

**Approved on 31/01/13 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.*

**BH2012/03851**

**4 Powis Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application 87/2439/F.

**Applicant:** Mr Heasman  
**Officer:** Jason Hawkes 292153

**Approved on 04/02/13 DELEGATED**

**BH2012/03910**

**56 Western Road Brighton**

Display of 2no externally illuminated fascia signs and 2no externally illuminated projecting signs.

**Applicant:** Coral Racing Ltd

**Officer:** Adrian Smith 290478

**Approved on 20/02/13 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.*

**BH2012/03933**

**37 Western Road & 39 Clarence Square Brighton**

Conversion of first and second floors to form 3no flats incorporating stairs at first and second floors and installation of access steps to south elevation. Retention of retail space to lower ground, ground and mezzanine floors.

**Applicant:** Mr David Hoskins

**Officer:** Jason Hawkes 292153

**Approved on 15/02/13 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) BH02.06**

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

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

**3) BH02.07**

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

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

**4) BH04.01A**

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

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

**5) BH05.03B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**6) BH05.04B**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review

Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

**7) BH06.03**

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

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

**8) BH06.05**

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

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

**9) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Floor, Location and Block Plans	0316-PA-001	A	18/12/2012
Existing Section and Elevations	0316-PA-002	A	18/12/2012
Proposed Floor, Location and Block Plans	0316-PA-010	A	18/12/2012
Proposed Section A-A and Proposed Elevations	0316-PA-011	A	18/12/2012

**10) UNI**

No development shall commence until further details of the proposed boundary treatment to Clarence Square, including a 1:20 elevation and colour, have been submitted to and approved 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 a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

**11) UNI**

Notwithstanding the submitted details, no development shall commence until amended details have been submitted to and approved by the Local Planning Authority of the proposed sash window to the Western Road elevation. The details will indicate a four panelled window to the central panes which match the design of the existing second floor window. The details shall also include 1:20 scale sample elevations and 1:1 scale joinery profiles. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**12) UNI**

Prior to the occupation of the development, all of the external alterations and improvements to the buildings, as indicated on the approved drawings and as approved by conditions 6,9, 10 & 11 above, shall be fully implemented and retained as such thereafter.

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

**13) UNI**

No development shall commence until details of all proposed ventilation for the proposed flats have been submitted to and approved by the Local Planning Authority in writing. All ventilation should be directed to the lightwell area. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**14) UNI**

No development shall commence until details of any replacement ventilation which is required for the retail unit, including 1:50 elevation drawings and layout plans, have been submitted to and approved 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 a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

**BH2012/04101**

**24 Castle Street Brighton**

Application for approval of details reserved by condition 11 of application BH2010/00336.

**Applicant:** Rainbow Reef Ltd

**Officer:** Jason Hawkes 292153

**Approved on 18/02/13 DELEGATED**

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

**BH2012/02160**

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

Application for Approval of Details Reserved by Conditions 36 and 47 of application BH2010/03744.

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

**Officer:** Maria Seale 292232

**Approved on 01/02/13 DELEGATED**

**BH2012/02342**

**88-92 Queens Road and 4 Frederick Place Brighton**

Application for variation of condition 2 of previously approved application BH2010/03714 (Application to extend time limit for implementation of previous approval BH2007/00998 for the demolition of existing building (former Casino) and construction of a 140 bedroom hotel accommodated over eleven floors) to allow for minor material amendments relating to fenestration alterations.

**Applicant:** McAleer & Rushe Group

**Officer:** Kathryn Boggiano 292138

**Approved after Section 106 signed on 06/02/13 DELEGATED**

### 1) BH06.03

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.*

### 2) UNI

With the exception of the fenestration details approved as part of this application, the development shall be implemented fully in accordance with the 1:20 scale sample elevations and sections and 1:1 scale sectional profiles, which were approved as part of application BH2012/00457.

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

### 3) UNI

All plant and machinery shall be contained within the plantroom shown on the approved drawings and the roof shall be kept clear of any plant, ductwork or railings other than that associated with the solar water heating system, unless otherwise agreed in writing by the Local Planning Authority.

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

### 4) UNI

The Travel Plan submitted with the application shall be implemented prior to the first occupation of the use hereby approved and, within six months of their first attendance, a full survey of staff and incoming users shall be carried out. The travel plan shall be subject to annual review, and this review shall be submitted to, and approved in writing by, the Local Planning Authority at annual intervals.

The measures set out in the annual review, as approved, shall be implemented until superseded by the results of the following annual review.

*Reason: To encourage sustainable means of travel to/from the hotel, to discourage use of the private car, to reduce parking demand and traffic congestion and in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.*

### 5) UNI

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

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

Plan Type	Reference	Version	Date Received
OS plan	20769_L18		07/08/2012
Existing Frederick Place elevation	20769 L12		27/07/2012
Rear elevation plus section 3 (as approved)	PP891/P200-09	B	27/07/2012
Front elevation Sections 1 and 2 (as approved)	PP891/P200-08	B	27/07/2012
Alucobond sunshade detail (as approved)	P42	A	27/07/2012
Existing basement 1, ground and roof area floor plans	PP891/P201-01		05/04/2007
Party wall survey	ACC/70217		05/04/2007
Existing basement 2 plan	PP891/P201-00		05/04/2007
Site survey	PP891/P200-01		16/03/2007
Existing elevations	PP891/P201-02		05/04/2012

Report from: 31/01/2013 to: 20/02/2013

Location plan and site plan	PP891/P200-02		
Basement plans 2	PP891/P200-03	A	05/04/2007
Basement 1 & ground floor plans	PP891/P200-04	B	28/09/2007
First, second, third and fourth floor plans	PP891/P200-05	A	28/09/2007
Fifth and sixth floor plans	PP891/P200-06	A	16/03/2007
East elevation (Frederick Place)	AL(00)1100	G	1/02/2012
West elevation (Queen's Road)	AL(00) 1101	F	1/02/2012
External Perspectives Montages Sheet 1	20769/P51		27/07/2012
External Perspectives Montages Sheet 1	20769/P52		27/07/2012
External Perspectives Montages Sheet 1	20769/P53		27/07/2012

### 6) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing L90 background noise level. Rating Level and existing background noise levels shall be determined in accordance with the guidance provided in BS 4142:1997.

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

### 7) UNI

The development shall be carried out in accordance with the details contained within Card Geotechnics Limited report dated July 2011 (Ref CG5677) and Phase I and Phase II Reports by Ian Farmer (2006 and 2007) which were submitted and approved as part of application BH2011/02372.

*Reason: In the interests of the protection of controlled waters as the site overlies a principle aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### 8) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

*Reason: In the interests of the protection of controlled waters as the site overlies a principle aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### 9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within 6 months of the date of this permission, the following shall be submitted to and approved in writing by the Local Planning Authority.

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Other Buildings 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 office 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' for all the development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a BREEAM Other Building rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To 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 shall be implemented fully in accordance with the details of materials which were approved as part of application BH2012/00457.

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

**12) UNI**

The odour control equipment and the scheme for the soundproofing of the odour control equipment shall be carried in accordance with the details approved as part of application BH2011/02372 and shown on drawing numbered Z(--)\_008 received on 11 August 2011. The odour control equipment and the scheme for the soundproofing of the odour control equipment shall be implemented prior to the development being first brought into use and retained as such thereafter.

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

**BH2012/03171**

**6 Sydney Street Brighton**

Erection of first floor rear extension to existing shop.

**Applicant:** Mr Stephen Pybus

**Officer:** Pete Campbell 292359

**Refused on 14/02/13 DELEGATED**

**1) UNI**

The proposed extension by virtue of its flat roof design and additional bulk would break the balance and form currently shared at the rear of the terrace with no.5 Sydney Street. The proposal as a consequence would have a detrimental impact upon the character and visual appearance of the host building as well as no.5 Sydney Street, the rear of the terrace and the wider North Laine Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

**BH2012/03668****Brighthelm Church and Community Centre North Road Brighton**

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

**Applicant:** Mr Mike Southcombe

**Officer:** Sue Dubberley 293817

**Approved on 14/02/13 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 new railings and gates hereby approved and the existing front railings shall be painted in Fathom Blue (BS 18 C 39) as shown on the submitted gmd colour chart within 2 months of the installation of the proposed entrance gates.

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

**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	001		20/11/12
Existing Ground floor	002		20/11/12
Existing roof plan	003		20/11/12
Existing North elevation	004		20/11/12
Existing West elevation	005		20/11/12
Proposed Ground floor	006		20/11/12
Proposed roof plan	007		20/11/12
Proposed North elevation	008		20/11/12
Proposed West elevation	009		20/11/12
Proposed entrance glazing	013		20/11/12
Glazed entrance sections	014		20/11/12
Proposed railings/gates - vehicular entrance	015		20/11/12
Proposed railings/gates - Stairs/ramp access	016		20/11/12
Signs to be removed	017		20/11/12
A1 notice boards layout	018		20/11/12

**BH2012/03730****27 York Place Brighton**

Replacement shop front creating separate entrance to self-contain residential accommodation above, with first floor rear extension and erection of mansard roof to replace existing pitched roof creating 2no additional rooms.

**Applicant:** Mr Abdus Khasre

**Officer:** Chris Swain 292178

**Approved on 20/02/13 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**

No works shall take place until samples of the hereby approved slates roof tiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**3) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing floor plans	YP27PRO/01		22/11/2012
Existing elevations and location/block plan	YP27PRO/02		22/11/2012
Existing elevations	YP27PRO/03		22/11/2012
Proposed floor plans	YP27PRO/04	A	23/01/2013
Proposed floor plans and roof plans	YP27PRO/05		22/11/2012
Proposed elevations	YP27PRO/06	B	31/01/2013
Proposed construction section	YP27PRO/07	A	23/01/2013
Rear elevation and floor plan	YP27PRO/08		05/02/2013

**4) UNI**

No development shall commence until full details of a ventilation system serving the rear bedroom to the top floor, including the proposed location of the air intake valves has been submitted to and been approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details.

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

**5) UNI**

All windows to be white painted timber and retained as such thereafter.

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

**6) UNI**

Prior to the occupation of the newly created rooms within the hereby approved mansard roof conversion, the rear dormer windows shall be fixed shut and hermitically sealed and retained as such thereafter:

*Reason: To protect the occupiers of the building and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.*

**7) UNI**

No works shall take place until a 1:20 scale elevation of the shopfront and 1:1 scale joinery profiles of the mansard dormer 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 the building and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**BH2012/03856****7 Railway Street Brighton**

Loft conversion incorporating 1no rooflight to the front roof slope and 2no rear dormer windows to the rear.

**Applicant:** Mr J Palmer

**Officer:** Pete Campbell 292359

**Approved on 01/02/13 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 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			03/12/2012
Block plan			03/12/2012
Ground floor plan - existing	01/1210553		03/12/2012
First floor plan - existing	02/1210553		03/12/2012
First floor plan - proposed	06/1210553		03/12/2012
Section - existing	04/1210553		03/12/2012
Section - proposed	07/1210553		03/12/2012
Second floor plan - existing	03/1210553		03/12/2012
Front elevation - existing and proposed	09/1210553		03/12/2012
Rear elevation - existing and proposed	13/1210663		31/01/2012
Second floor plan - proposed	11/1210553		31/01/2012
Dormer detail	12/1210663		31/01/2012

**4) UNI**

All new dormer 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.*

**5) UNI**

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

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

**BH2012/03876**

**23 Ditchling Road Brighton**

Conversion of existing shop and residence into shop with self contained maisonette with associated alterations. Extension of roof including raised ridge height, new front dormer and side and rear rooflights.

**Applicant:** Zise Ltd

**Officer:** Sue Dubberley 293817

**Refused on 31/01/13 DELEGATED**

**1) UNI**

The proposed new roof structure would also make this modest building appear very top heavy in views from Ditchling Road and The Level. From Oxford Place the resolutely modern roof extension would appear as an incongruous and alien feature that would relate poorly to the host building. The steepness of the pitch would be wholly uncharacteristic of this group of historic buildings and this part of Ditchling Road. The loss of the original roof form and the chimney stack would cause harm to the appearance and character of the conservation area. The proposal would therefore adversely affect the historic character and visual amenity of the Valley Gardens Conservation area contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

**BH2012/03921**

**Pizza Express 16 Jubilee Street Brighton**

Display of internally illuminated fascia sign.

**Applicant:** Pizza Express

**Officer:** Pete Campbell 292359

**Refused on 14/02/13 DELEGATED**

**1) UNI**

The proposed advertisement scheme by virtue of its scale, design and visual prominence would detract from the character, appearance and architectural merits of both the host building and the adjacent library, as well as Jubilee Square and the surrounding North Laine Conservation Area. The proposal would be detrimental of the visual amenity of the surrounding area. The application is thereby contrary to QD12, HE9 and SPD07 of the Brighton & Hove Local Plan 2005 and Design Guidelines for Shopfronts and Signs in the Jubilee Street Development.

**BH2012/04050**

**54A Upper Lewes Road Brighton**

Erection of single storey rear extension. (Retrospective)

**Applicant:** Phil Collins

**Officer:** Pete Campbell 292359

**Approved on 14/02/13 DELEGATED**

**1) BH03.03**

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

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

**2) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing layout	422/02		20/12/2012
Rear extension (retrospective)	422/04		20/12/2012

**BH2012/04068**

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

Application for approval of condition 21A of BH2010/03999 and as amended by BH2012/01627.

**Applicant:** The Hyde Group

**Officer:** Maria Seale 292232

**Approved on 14/02/13 DELEGATED**

**WITHDEAN**

**BH2012/02744**

**95 Mill Rise Brighton**

Erection of raised timber decking with steps to garden level, timber handrail and metal balustrading.

**Applicant:** Mr M Simah

**Officer:** Helen Hobbs 293335

**Refused on 20/02/13 DELEGATED**

**1) UNI**

The terrace, by reason of its height, positioning, design and materials forms an overly dominant and incongruous addition, detracting from the appearance and character of the existing property and surrounding area. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The terrace, due to its elevated height, its proximity to neighbouring boundaries, and the lack of screening, would represent an overbearing addition for the residents of the adjoining neighbouring properties by reason of an increased sense of overlooking and loss of privacy, and therefore to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/03827**

**2 Barn Rise Brighton**

Demolition of bungalow and erection of 2no storey, five bedroom dwelling with garage incorporating installation of solar panels, revised access and driveway, boundary wall and associated works.

**Applicant:** Mr Sunil Mehra

**Officer:** Christopher Wright 292097

**Refused on 05/02/13 DELEGATED**

**1) UNI**

The proposed dwellinghouse would, by reason of the scale, bulk, siting and form, have an irregular and discordant appearance in a readily visible location, that would be incongruous with the site context and consequently detrimental to visual amenity and the wider street scene. For these reasons the proposal is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

The proposed boundary wall would, by reason of the height and siting, appear unduly dominant and intrusive in the street scene and out of keeping with front boundary treatments which generally characterise the local area, to the detriment of visual amenity and the character of the area. As such the proposal is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.

**3) UNI3**

The proposed dwellinghouse would, by reason of the height, siting and position of first floor level windows, have an overbearing impact and give rise to overlooking leading to a loss of privacy for adjoining occupiers, to the detriment of neighbour

amenity. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

**BH2012/03842**

**41 Varndean Gardens Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating 11no rooflights and installation of 3no solar panels.

**Applicant:** Mr Mike Ralph

**Officer:** Robert McNicol 292322

**Refused on 31/01/13 DELEGATED**

**1) UNI**

By virtue of resulting in the highest part of the solar thermal equipment being higher than the highest part of the roof, the proposal does not comply with Schedule 2, Part 40, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**BH2012/03971**

**14 The Beeches Brighton**

Erection of single storey side and rear extensions.

**Applicant:** Dr Stephen Hempling

**Officer:** Helen Hobbs 293335

**Refused on 13/02/13 DELEGATED**

**1) UNI**

The proposed side extension would, by reason of its design, scale and siting, would form an incongruous and unduly dominant feature, to the detriment of character and appearance of the existing dwelling and the visual amenity of the surrounding area. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2012/03981**

**Park Manor London Road Preston Brighton**

Application for variation of condition 2 of BH2012/00382 (Erection of two storey extension to side annex to form 2no one bedroom flats and erection of cycle store), which states that the development shall be carried out in accordance with the approved drawings, to permit an increase to the approved roof height of 0.5m and remove solar panels.

**Applicant:** Anstone Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 14/02/13 DELEGATED**

**1) BH02.06**

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

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

**2) BH02.09**

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

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

**3) BH03.03**

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

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

**4) BH05.01B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**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) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan			13/12/2012
Proposed East Elevation	A812/04	A	13/12/2012
Proposed North Elevation	A1611/11	A	13/12/2012
Proposed West Elevation	A1611/13	A	13/12/2012
Proposed South Elevation	A1611/14	A	13/12/2012
Proposed Roof Plan	A711/15		13/12/2012
Site & Location Plans	A1611/01		10/02/2012
Existing Ground Floor Plan	A1611/02		10/02/2012
Existing Floor Plan	A1611/03		10/02/2012
Existing North Elevation	A1611/04		10/02/2012
Existing East Elevation	A1611/05		10/02/2012
Existing West Elevation	A1611/06		10/02/2012
Existing South Elevation	A1611/07		10/02/2012
Proposed Second Floor Plan	A1611/08		10/02/2012
Proposed Third Floor Plan	A1611/09		10/02/2012
Proposed Fourth Floor Plan	A1611/10		10/02/2012
Existing Roof Plan	A1611/15		10/02/2012



Proposed Cycle Store	A1611/17		10/02/2012
Proposed Cycle Store	A1611/18		10/02/2012

### 7) UNI

Notwithstanding the submitted details, no development shall commence until further details have been submitted to and approved in writing to the Local Planning Authority which indicate that the approved flats will be compliant with Lifetime Homes standards 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.*

### 8) UNI

The development hereby permitted shall be commenced before 30 March 2015.

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

## **BH2012/04056**

### **26 Millcroft Brighton**

Erection of two storey rear extension. Loft conversion incorporating rear dormer and front and side rooflights.

**Applicant:** Mr Adam Jannece

**Officer:** Helen Hobbs 293335

**Approved on 14/02/13 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 extension hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

*Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### 4) UNI

The new windows and door to be positioned on the side elevations of the rear extension shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 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 properties and to comply with the policies QD 14 and QD 27 of the Brighton & Hove Local Plan.*

#### 5) UNI

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block plan	059_PL_01	A	20/12/2012
Existing plans and elevations	059_PL_02	A	20/12/2012

Proposed floor plans	059_PL_03	A	20/12/2012
Proposed elevations	059_PL_04	A	20/12/2012

**BH2012/04088**

**15 The Beeches Brighton**

Erection of single storey side extension incorporating conversion of existing garage.

**Applicant:** Mrs Olivia Olorenshaw

**Officer:** Christopher Wright 292097

**Refused on 18/02/13 DELEGATED**

**1) UNI**

The proposed extension would, by reason of the design, detailing, scale and siting, have an excessively dominant appearance and integrate poorly with the existing dwelling in visual terms, to the detriment of visual amenity. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2013/00010**

**Land rear of 14 Bankside Brighton**

Application for approval of details reserved by conditions 9 and 11 of BH2010/03729.

**Applicant:** Mr Richard Brain

**Officer:** Steven Lewis 290480

**Approved on 04/02/13 DELEGATED**

**BH2013/00180**

**26A Loder Road Brighton**

Non material amendment to BH2012/00397 for removal of rear dormers, alteration to front rooflight and provision of rooflight to rear elevation. Alterations to staircase.

**Applicant:** Mr Ian Carter

**Officer:** Helen Hobbs 293335

**Refused on 18/02/13 DELEGATED**

**1) UNI**

The proposed revisions to the scheme approved under application BH2012/00397 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals.

**BH2013/00196**

**41 Varndean Gardens Brighton**

Application for approval of details reserved by condition 2 of application BH2012/02955.

**Applicant:** Mr & Mrs Davies

**Officer:** Robert McNicol 292322

**Approved on 20/02/13 DELEGATED**

**BH2013/00285**

**41 Varndean Gardens Brighton**

Non Material Amendment to BH2012/02955 for foot print of approved building to be different to that approved. Roof plan to remain the same.

**Applicant:** Mr & Mrs Davies

**Officer:** Robert McNicol 292322

**Approved on 18/02/13 DELEGATED**

## **EAST BRIGHTON**

### **BH2012/02341**

#### **232-234 Eastern Road Brighton**

Change of use from retail (A1) to mixed use retail (A1) and hot food take away (A5).

**Applicant:** STE Ltd

**Officer:** Robin K Hodgetts 292366

**Approved on 20/02/13 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**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plan			07/01/13
Existing plans, section & elevations	01		27/07/12
Proposed plans, section & elevations	02		27/07/12

#### **3) UNI**

Noise associated with all plant and machinery (including the proposed extract duct) 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(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

#### **4) UNI**

The development hereby permitted shall not be brought into use until secure cycle parking facilities for the occupants of the development have been provided in full compliance with details that have been submitted to and approved in writing by the Local Planning Authority.

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

#### **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the Class A5 use hereby permitted shall be restricted to the ground floor area only as specified on approved drawing No.02 received on 27 July 2012. Further, notwithstanding the indicative internal layout submitted, no seating or other facilities for customers associated with the A5 use shall be provided within the southern section of the ground floor of the unit, originally No.233, which shall only be used for retail uses falling within Use Class A1 only.

*Reason: To retain a retail use and frontage to Eastern Road in accordance with Policy SR8 of the Brighton & Hove Local Plan.*

## 6) UNI

No deliveries or servicing shall take place from the side access to St. Marks Street.

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

## 7) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 23.00 each day.

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

## **BH2012/03047**

### **1 - 2 Eastern Terrace Mews Brighton**

Removal of existing glass dormer & existing rooflights, removal of chimney stack & entrance canopy. Installation of new rooflights. Revised fenestration at first & ground floor level. Removal of existing cladding & re-rendering. Extension to roof hip & internal alterations at GF & FF level.

**Applicant:** Redhaus Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 04/02/13 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**

Notwithstanding the submitted details, the two new ground floor level west facing windows hereby approved shall be obscure glazed and fixed shut and shall be retained as such thereafter. The replacement ground floor level south facing window shall be obscure glazed and shall not be opened other than in an emergency situation.

*Reason: To protect the amenity of neighbouring occupiers and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

#### **4) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing floor plans			20/09/2012
Proposed floor plans			06/12/2012
Existing elevations			06/12/2012
Door details trieste with obscure glass			06/12/2012
Rooflight details			06/12/2012
Proposed elevations			07/01/2013
Proposed window details			07/01/2013

**BH2012/03522**

**Volks Railway Madeira Drive Brighton**

Demolition of existing siding sheds.

**Applicant:** Brighton & Hove City Council

**Officer:** Jonathan Puplett 292525

**Approved Secretary of State on 11/02/13 DELEGATED**

**1) BH01.04**

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) BH12.08**

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

*Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.*

**BH2012/03570**

**Basement Flat 4 Eaton Place Brighton**

Internal alterations to layout of flat.

**Applicant:** Mr Bradley Taylor

**Officer:** Anthony Foster 294495

**Approved on 18/02/13 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 full details of the proposed ceiling roses including 1:20 scale sample elevations and 1:1 scale profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**3) UNI**

Internal or external drainage pipes and/or ventilation equipment associated with the proposed kitchen shall not include visible boxing, additional external pipework or cutting through joists.

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

**BH2012/03611**

**4 Bennett Road Brighton**

Formation of enlarged rear porch to replace existing incorporating external steps and timber decking (Retrospective).

**Applicant:** Helen Lyons

**Officer:** Wayne Nee 292132

## **Refused on 20/02/13 DELEGATED**

### **1) UNI**

The rear porch with steps and decking, due to its elevated height, bulk, massing and its design, represents an un-neighbourly and overbearing addition for nearby residents by reason of an increased sense of overlooking, a loss of privacy and a loss of outlook, which is to the detriment of residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2012/03624**

### **19 Bristol Gardens Brighton**

Application for approval of details reserved by conditions 11, 12, 13, 14, 15, 16, 18 and 19 of application BH2012/00229.

**Applicant:** Mr Terry Allum

**Officer:** Wayne Nee 292132

## **Split Decision on 08/02/13 DELEGATED**

### **1) UNI**

The details pursuant to conditions 11 and 19 subject to full compliance with the submitted details.

### **1) UNI**

The details pursuant to conditions 12, 13, 14, 15, 16 and 18 are NOT APPROVED for the reason(s) set out in section 10.

The details in relation to condition 12 have not been approved as a Design Stage/Interim Report has not been submitted.

### **2) UNI2**

The details in relation to condition 13 have not been approved as insufficient information has been submitted relating to the heights of the lighting, isolux contours of the lighting scheme, hours of use, nearby receptors and confirmation of the lighting zone.

### **3) UNI3**

The details in relation to condition 14 have not been approved as insufficient information has been submitted relating to the previous site investigation report carried out by Southern Testing which is required in order to provide a robust judgement.

### **4) UNI4**

The details in relation to condition 15 have not been approved as the proposed ground cover species is considered unacceptable, and a lack of detail has been submitted regarding the species size, planting methods and the densities.

### **5) UNI5**

The details in relation to condition 16 have not been approved as the proposed fencing zones are considered unpractical and insufficient method detail of the fixing of the fencing has been submitted.

### **6) UNI6**

The details in relation to condition 18 have not been approved as a Considerate Constructor Scheme has not been submitted in relation to construction on site.

## **BH2012/03728**

### **St Marys Hall Eastern Road Brighton**

Temporary gate widening to 3no entrances to Eastern Road and associated alterations to facilitate building works. Widening of Western access road and pedestrian footpath.

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

**Officer:** Mick Anson 292354

## **Approved on 01/02/13 DELEGATED**

### **1) UNI**

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

## **2) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan	AL603	Rev P1	22.12.12
Temporary alterations to existing vehicle entrances	AL606	Rev P1	18.12.12
Minor alterations to West Entrance	AL605	Rev P3	18.12.12
Vehicle entrances supporting photographs	4284/3.1ppt		07.12.12
Photographic record of boundary walls and 3 gates			16.01.13

## **3) UNI**

Prior to the restoration of the sections of boundary wall hereby permitted to be removed, a sample panel to include brickwork, flintwork, lime mortar and jointing details shall be erected in situ for inspection and approval in writing by the Local Planning Authority. The work to each section of the boundary wall should be carried out in accordance with the agreed sample panels.

*Reason: To ensure the satisfactory reinstatement and preservation of this Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.*

## **4) UNI**

All existing brickwork, flints and other historic features of the wall hereby permitted to be removed shall be carefully removed where possible and then cleaned and stored in a safe dry place until ready for reinstatement. Where necessary any new materials shall match as closely as possible the existing materials to be reinstated.

*Reason: To ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.*

## **5) UNI**

The sections of boundary wall hereby permitted to be demolished shall be reinstated to the satisfaction of the Local Planning Authority by 29th January 2014.

*Reason: The use hereby approved is not considered suitable as a permanent form of development and to ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **BH2012/03729**

### **St Marys Hall Eastern Road Brighton**

Temporary gate widening to 3no entrances to Eastern Road and associated alterations to facilitate building works. Widening of Western access road and pedestrian footpath.

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

**Officer:** Mick Anson 292354

**Approved on 01/02/13 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**

All existing brickwork, flints and other historic features of the wall hereby permitted to be removed shall be carefully removed where possible and then cleaned and stored in a safe dry place until ready for reinstatement. Where necessary any new materials shall match as closely as possible the existing materials to be reinstated.

*Reason: To ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**3) UNI**

Prior to the restoration of the sections of boundary wall hereby permitted to be removed, a sample panel to include brickwork, flintwork, lime mortar and jointing details shall be erected in situ for inspection and approval by the Local Planning Authority.

*Reason: To ensure the satisfactory reinstatement and preservation of this Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**4) UNI**

The sections of boundary wall hereby permitted to be demolished shall be reinstated to the satisfaction of the Local Planning Authority by 29th January 2014.

*Reason: The use hereby approved is not considered suitable as a permanent form of development and to ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2012/03817**

**1 Cubitt Terrace Chichester Place Brighton**

Formation of new balcony to replace existing at first floor to rear elevation.

**Applicant:** Mr Anthony Simpson

**Officer:** Liz Arnold 291709

**Approved on 08/02/13 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 balcony hereby approved shall not be brought into use until the frosted glazed screen, to be located on the southern side of the balcony, has been fully installed. The screen shall be retained as such thereafter.

*Reason: In order to protect adjoining properties from overlooking and loss of privacy 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
As Existing First Floor Plan, Elevations Location & Block Plan	17OCT1/01		4/12/2012
Proposed First Floor Plan, Elevations Location & Block Plan	17OCT1/02		29th November 2012

**BH2012/03935**

**182 Eastern Road Brighton**

Reinstatement of timber sash window to front elevation.

**Applicant:** Mr Lee Sanders

**Officer:** Pete Campbell 292359

**Refused on 04/02/13 DELEGATED**

**1) UNI**

The proposed introduction of a glazed window, replacing the existing dummy/blank window to the front elevation would disrupt the character, architectural merit and unity of the group of terrace properties, resulting in a detrimental impact to the street scene and the East Cliff Conservation Area. The proposal is contrary to SPD 09 and policies QD14 and HE6 of the Brighton and Hove Local Plan 2005.

**BH2012/04006**

**9 Eaton Place Brighton**

Removal of fire escape to rear and opening blocked up. Renovation works including repainting of front and rear of building and installation of black painted steel balustrade to rear.

**Applicant:** Mr David Waldron

**Officer:** Robin K Hodgetts 292366

**Approved on 18/02/13 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) BH13.02**

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

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

**3) BH13.09**

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

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

**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			17/12/12
Existing and proposed elevations and details	01	A	06/02/13

## **BH2012/04007**

### **9 Eaton Place Brighton**

Removal of fire escape to rear and opening blocked up. Renovation works including repainting of front and rear of building and installation of black painted steel balustrade to rear.

**Applicant:** Mr David Waldron

**Officer:** Robin K Hodgetts 292366

**Approved on 18/02/13 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) BH13.02**

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

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

#### **3) BH13.09**

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

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

#### **4) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan			17/12/12
Existing and proposed elevations and details	01	A	06/02/13

#### **5) UNI**

All embedded metalwork associated with the removal of the fire escape should be fully removed from the masonry and all structures and surfaces should be made good to match the existing building within 1 month of the fire escape's removal.

*Reason: To ensure that the development has no adverse effect on the architectural and historic nature of the building and complies with policy HE1 of the Local Plan.*

## **HANOVER & ELM GROVE**

### **BH2012/02631**

#### **26A St Martins Place Brighton**

Erection of four storey building to replace existing garage comprising of office accommodation on ground floor, 2no one bedroom flats and 3no two bedroom flats on upper floors incorporating terraces, bicycle parking and associated works.

**Applicant:** Mr Mark Buckle

**Officer:** Sue Dubberley 293817

**Refused on 05/02/13 PLANNING COMMITTEE**

#### **1) UNI**

The proposed development by reason of its bulk, mass, scale and the expanse of the wall on the north-west elevation would result in a scheme which does not positively contribute to the visual quality of the locality of the area. The proposed

development does not emphasise or enhance the positive qualities of the local neighbourhood by taking into account the local characteristics. The proposed development is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.

**BH2012/02887**

**186 - 187 Lewes Road Brighton**

Demolition of existing building and erection of four storey building comprising of retail, financial and professional services and take-away (A1/A2/A5) on ground floor and 8no two bedroom flats on upper floors with associated works.

**Applicant:** BB Property

**Officer:** Sue Dubberley 293817

**Refused on 18/02/13 DELEGATED**

**1) UNI**

The proposed development would by reason of its design, bulk, and detailing be out of keeping with surrounding development and represents an incongruous feature that fails to respect the context of its setting. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal would result in an overdevelopment of this site by reason of the number of units proposed, failure to respect the context of its setting and would be out of keeping with surrounding buildings and would consequently have an overbearing impact on the existing neighbouring development. The proposed development would therefore be contrary to policies QD1, QD2, and QD3, 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 properties in Gladstone Terrace contrary to policy QD27 of the Brighton & Hove Local Plan

**4) UNI4**

The applicant has failed to demonstrate that future occupiers of the proposed residential unit, within the front section of the building, would not suffer detrimental levels of noise disturbance. The application is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to ensure an acceptable standard of amenity for future occupiers.

**5) UNI5**

The applicant has failed to demonstrate that future occupiers of the proposed residential unit, within the front section of the building, would not suffer detrimental levels of poor air quality. The application is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to ensure an acceptable standard of amenity for future occupiers.

**BH2012/03741**

**148 Lewes Road Brighton**

Application to extend time limit for implementation of previous approval BH2009/01499 for the demolition of existing warehouse and erection of 2no new dwellings with garden areas and new parking areas to rear of 148 Lewes Road.

**Applicant:** Mr Patrick Spiers

**Officer:** Anthony Foster 294495

**Approved on 18/02/13 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) BH02.03**

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.*

**3) BH02.07**

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

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

**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) BH06.01**

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.*

**6) 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.*

**7) 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 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk

top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

*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.*

**8) UNI**

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

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

**9) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan			22 June 2009
Block Plan			11 August 2009
Block Plan Existing Buildings			11 August 2009
Proposed Elevations	NL/148LR/1A		11 August 2009
Proposed Plans	NL/148LR/1		22 June 2009

**10) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied. The development shall be carried out in strict accordance with the approved details.

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

**BH2012/03847****129 Queens Park Road Brighton**

Certificate of Lawfulness for existing single storey rear extension.

**Applicant:** Mr John Corey**Officer:** Louise Kent 292198**Approved on 31/01/13 DELEGATED****1) UNI**

The evidence submitted demonstrates that on the balance of probability the single storey rear extension has been in existence for four or more years.

**BH2012/03878****147 & 149 Queens Park Road Brighton**

Erection of 2no single storey rear extensions.

**Applicant:** Mr & Mrs Nolan and Mr & Mrs Constatine**Officer:** Chris Swain 292178**Approved on 04/02/13 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 extensions to Nos. 147 & 149 Queens Park Road hereby permitted shall be built concurrently and not independently of one another.

*Reason: To safeguard the amenities of the occupiers of both No.147 and No.149 Queen's Park Road from potential loss of outlook or overbearing development should only one of the properties be extended and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing floor and roof plans	136Q79/01		4/12/2012
Existing elevations, block & location plans	136Q79/02	A	4/12/2012
Existing side extensions & elevations	136Q79/03		4/12/2012
Proposed floor and roof plans	136Q79/04	A	4/12/2012
Proposed elevations & block plan	136Q79/05	A	4/12/2012
Proposed side elevations	136Q79/06	A	4/12/2012
Proposed side sections	136Q79/07	A	4/12/2012

## **BH2012/03996**

### **10 Hanover Crescent Brighton**

Alterations to existing dwelling to form self contained flat at lower ground floor level and upper floor maisonette and external alterations including installation of new extract grills, boiler flues, air vents at lower ground floor level and 3no velux rooflights. (Part retrospective)

**Applicant:** Mr D Curley

**Officer:** Wayne Nee 292132

**Approved on 19/02/13 DELEGATED**

#### **1) BH06.02**

The formation of the lower ground floor flat 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.*

#### **2) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan	3241-03		17/12/2012
Existing floor plans	3241-01		17/12/2012
Roof plan	3241-04		17/12/2012
Proposed floor plans	3241-02	A	04/02/2013
Existing & proposed elevations	3241-03	A	04/02/2013

#### **3) UNI**

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

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

## **BH2012/04066**

### **The Bib & Tucker 212 Elm Grove Brighton**

Application for Approval of Details Reserved by Conditions 6, 7, 8 and 9 of BH2012/01331.

**Applicant:** Simmons & Smith

**Officer:** Jonathan Puplett 292525

**Approved on 18/02/13 DELEGATED**

## **HOLLINGDEAN & STANMER**

### **BH2012/01349**

#### **The Hollingbury 1 Roedale Road Brighton**

Replacement of existing timber window with timber door and installation of steel steps down to garden with balustrade to rear elevation.

**Applicant:** Punch Taverns PLC

**Officer:** Pete Campbell 292359

**Approved on 18/02/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan and block plan	7661-00		14/05/2012
Existing and proposed side elevation & sections	7661/01		14/05/2012

### **BH2012/03380**

#### **Former Esso Petrol Filling Station Hollingdean Road Brighton**

Application for Approval of Details Reserved by conditions 6, 9, 19 and 23 of application BH2011/03515.

**Applicant:** Mr Richard Hill

**Officer:** Jonathan Puplett 292525

**Approved on 04/02/13 DELEGATED**

### **BH2012/03453**

#### **Varley Halls of Residence Coldean Lane Brighton**

Application for Approval of Details reserved by condition 23 of application BH2012/00235.

**Applicant:** Mr Neil Humphreys

**Officer:** Anthony Foster 294495

**Approved on 18/02/13 DELEGATED**

## **MOULSECOOMB & BEVENDEAN**

### **BH2012/01589**

#### **St Albans Church Coombe Road Brighton**

Demolition of existing church and erection of 9no new dwellings comprising 1no 4 bed house, 3no 3 bed houses, 1no 2 bed flat and 4no 1 bed flats.

**Applicant:** Bailey Brothers Ltd

**Officer:** Liz Arnold 291709

**Approved after Section 106 signed on 08/02/13 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 external finishes of the development hereby permitted shall be as set out in the Bailey Brothers Ltd Material Sample Schedule received on 21st January 2013.

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

#### **3) UNI**

The Elm tree located on the southern side of the development, within Coombe Road, shall be protected during the course of the development, in accordance with the Arboricultural Report by RW Green Limited, received on the 23rd May 2012. The tree protection measures 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.*

#### **4) UNI**

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

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

#### **5) UNI**

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

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

#### **6) UNI**

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

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

#### **7) UNI**

Any clearance of shrubs and trees on the site shall not take place during the bird nesting season (1st March - 31st July).

*Reason: In the interest of nature conservation and to comply with policy QD17 of the Brighton & Hove Local Plan.*

#### **8) 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.*

#### **9) 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.*

#### **10) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **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**

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

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

#### **13) UNI**

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.*

**14) UNI**

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

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

**15) UNI**

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	1437/1596		23/05/2012
Existing Site Layout	1437/1597		23/05/2012
Existing Elevations	137/1598		23/05/2012
Existing Site Sections	1437/1599		23/05/2012
Proposed Floor Plans	1437/1585	Rev. B	6/07/2012
Proposed Elevations	1437/1586	Rev. C	21/01/2013
Contextual Elevations	1437/1595	Rev. A	15/06/2012
Proposed Details	1437/1664		21/01/2013

**BH2012/03736**

**56 Kimberley Road Brighton**

Change of use from dwelling house (C3) to either dwelling house (C3) or House in Multiple Occupation (C4).

**Applicant:** Mrs Jacqueline Lake

**Officer:** Jonathan Puplett 292525

**Approved on 08/02/13 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) BH02.08**

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

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

**3) 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.*

#### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			06/12/2012
Existing ground floor plan			13/12/2012
First floor plan			14/12/2012
Second floor plan			14/12/2012
Proposed ground floor plan			13/12/2012

#### 5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse, or erection of outbuildings, 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 in conjunction with a change to C4 use, 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.*

### **BH2012/03995**

#### **8 Taunton Road Brighton**

Erection of single storey side extension.

**Applicant:** Mr Steve Mitchell

**Officer:** Wayne Nee 292132

**Approved on 01/02/13 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 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	271.12.01		18/12/2012
proposed	271.12.02		18/12/2012

## **QUEEN'S PARK**

### **BH2011/02468**

#### **30-31 Devonshire Place Brighton**

Demolition of existing building and erection of four storey building comprising of offices at basement, ground and part first floors and 6no one bedroom flats at first, second and third floors.

**Applicant:** Thirty Devonshire Place Ltd

**Officer:** Aidan Thatcher 292031

**Approved after Section 106 signed on 06/02/13**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

Access to the part of the first floor flat roof in the south eastern corner of the development hereby approved annotated as "Maintenance only" on drawing no. P01a shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

#### **4) UNI**

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

#### **5) UNI**

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

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

#### **6) UNI**

The Class B1a use hereby permitted shall not be occupied except between the hours of 08.00 and 22.30 on Mondays to Fridays and 09.00 and 20.00 on Saturdays, Sundays and Bank or other Public Holidays.

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

#### **7) UNI**

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

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

**8) 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.*

**9) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**10) UNI**

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 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.*

**11) 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.*

**12) UNI**

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

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

**13) UNI**

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

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

**14) UNI**

No development shall commence until full details of the balconies hereby approved have been submitted to and been approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details and be maintained as such thereafter.

*Reason: To safeguard the amenities of the occupiers of adjoining properties, to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD3, SU10 and QD27 of the Brighton & Hove Local Plan.*

**15) UNI**

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
  - (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
  - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
  - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
  - a) as built drawings of the implemented scheme;
  - b) photographs of the remediation works in progress; and
  - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

*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.*

#### **16) UNI**

No works shall take place until full details including 1:1 scale profiles of the proposed cornices, coping and downpipes 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 the street scene and conservation area and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan*

#### **17) UNI**

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

#### **18) UNI**

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

#### **19) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing floorplans & elevations	E01		19.08.11
Proposed floorplans	P01	A	12.04.12
Proposed Elevations	P02	A	12.04.12

### **BH2011/02469**

#### **30-31 Devonshire Place Brighton**

Demolition of existing building.

**Applicant:** Thirty Devonshire Place Ltd

**Officer:** Aidan Thatcher 292031

**Approved on 06/02/13 PLANNING COMMITTEE**

#### **1) BH01.04**

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) BH12.08

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

*Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.*

## **BH2012/02758**

### **24 College Road Brighton**

Demolition and rebuild of south end wall.

**Applicant:** 24 College Road Ltd

**Officer:** Maria Seale 292232

**Approved on 11/02/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Works to Repair Defective South End Wall (elevations and location plan)	02A		3/9/12

#### 2) UNI

The south elevation shall be rebuilt and the works hereby approved shall be completed within 6 months of the date of this permission.

*Reason: To preserve the character and appearance of the East Cliff Conservation Area, to comply with policies HE6 and HE8 of the Brighton & Hove Local Plan.*

## **BH2012/03003**

### **24 College Road Brighton**

Demolition and rebuild of South end wall.

**Applicant:** 24 College Road Ltd

**Officer:** Maria Seale 292232

**Approved on 11/02/13 DELEGATED**

#### 1) UNI

The south elevation shall be rebuilt and the works hereby approved shall be completed within 6 months of the date of this permission.

*Reason: To preserve the character and appearance of the East Cliff Conservation Area, to comply with policies HE6 and HE8 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Works to Repair Defective South End Wall (elevations and location plan)	02A		3/9/12

### **3) UNI**

The works shall be carried out using a lime based smooth render finish in their entirety.

*Reason: To preserve the character and appearance of the East Cliff Conservation Area, to comply with policies HE6 and HE8 of the Brighton & Hove Local Plan.*

### **4) UNI**

All window details, opening reveals and cornice profiles shall match the previously existing appearance of the building. If any defective windows need replacing their style, material, joinery profiles and design shall match the existing.

*Reason: To preserve the character and appearance of the East Cliff Conservation Area, to comply with policies HE6 and HE8 of the Brighton & Hove Local Plan.*

## **BH2012/03438**

### **1 Parochial Mews Prince's Street Brighton**

Erection of single storey side extension incorporating 3no rooflights.

**Applicant:** Mr Mike Eckstein

**Officer:** Liz Arnold 291709

**Approved on 18/02/13 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) BH12.05A**

The rooflight[\*s\*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

#### **4) UNI**

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

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

#### **5) UNI**

The windows and frames of the proposed extension, hereby permitted, shall exactly match those of the existing building in colour, material and proportions.

*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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing & proposed site & location plan	(10)001		26/10/2012
Existing elevations & sections	(30)001	Rev. B	10/12/2012
Existing & proposed floor plans	(21)001	Rev. A	30/11/2012
Proposed elevations & section	(31)001	Rev. A	21/01/2013

**BH2012/03526**

**70 Tyson Place Grosvenor Street Brighton**

Installation of windows to create enclosed balcony.

**Applicant:** Mr Anthony Abrahams

**Officer:** Sue Dubberley 293817

**Refused on 31/01/13 DELEGATED**

**1) UNI**

It is considered that the balcony enclosure would appear incongruous, unduly prominent, would not be in keeping with the design of the existing building and would therefore be harmful to the visual amenity of the building and surrounding area. The proposal would therefore be contrary to Policy QD14 of the Brighton & Hove Local Plan.

**BH2012/03545**

**Brighton Police Station John Street Brighton**

Replacement of steel folding garage doors on William Street and the precinct court yard with steel roller shutter doors.

**Applicant:** Sussex Police Authority

**Officer:** Pete Campbell 292359

**Approved on 20/02/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location map	2404.22.100		07/11/2012
Existing site plan	2404.22.101		07/11/2012
Existing lower basement plan, William Street entrance	2404.22.001		15/11/2012
Upper basement plan	2404.22.002		15/11/2012
Existing elevation	2404.22.004		15/11/2012
Proposed RS doors court yard elevation	2404.22.006		15/11/2012
Existing elevation William Street elevation location 1	2404.22.003		15/11/2012
Proposed roller shutter doors William Street elevation	2404.22.005		15/11/2012

**BH2012/03871**

**Top Floor Flat 17 St Lukes Road Brighton**

Creation of new dormer to the rear of the property.

**Applicant:** Mr G Gaffney

**Officer:** Pete Campbell 292359

**Refused on 04/02/13 DELEGATED**

**1) UNI**

The proposed rear dormer by reason of its form, size and design would adversely impact upon the appearance and character of the individual property, the rear of the terrace and the street scene of St Luke's Terrace. The application as such is contrary to SPGBH1 and policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2012/03985**

**178 Edward Street Brighton**

Display of non-illuminated directional sign.

**Applicant:** McMillan Williams Solicitors

**Officer:** Wayne Nee 292132

**Refused on 11/02/13 DELEGATED**

**1) UNI**

The proposed advertisement on the side elevation of 178 Edward Street would appear incongruous due to its inappropriate siting and would have a cluttered appearance that would be detrimental to the visual amenities of the locality. Furthermore the sign would make it difficult to resist similar directional advertisements in the vicinity that do not relate to the premises on which they are displayed. The proposal would therefore be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements.

**ROTTINGDEAN COASTAL**

**BH2009/01096**

**Plots 2 and 3 Land at Royles Close Rottingdean**

Application for approval of details reserved by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of BH2008/01850

**Applicant:** Royles Close LLP

**Officer:** Aidan Thatcher 292031

**Split Decision on 08/02/13 DELEGATED**

**1) UNI**

The details pursuant to conditions 4, 6, 7, 8 and 10 subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 5 and 13 are NOT APPROVED

1. The application has not provided the relevant evidence that the development has met the required sustainability levels as required by condition 5, and thus this would need to be provided in order for the details to be approved.

**2) UNI2**

The applicant has not provided any evidence of payment of the contribution required by condition 13, which would need to be provided to enable the details reserved by this condition to be approved.

## **BH2012/02785**

### **Old Farm House The Green Rottingdean Brighton**

Refurbishment of existing dwelling with internal alterations to all floors to include removal of false ceilings and non original beams, reinstatement of banister and spindles to staircase, dry lining of walls and installation of new rooflights.

**Applicant:** Mrs Sandra Stidston & Mr Michael Parfitt

**Officer:** Pete Campbell 292359

### **Approved on 18/02/13 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) BH13.06**

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

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

#### **3) UNI**

No works shall take place until full details of the proposed clerestorey window including 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The joinery details should match that found elsewhere in the house. 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.*

#### **4) UNI**

No works shall take place until full details of the proposed new flue 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**

The new boxing in the bathroom should not physically impact on the window or window frame, and should scribe around the window. 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.*

#### **6) UNI**

The new proposed banister and spindles shall match exactly those in place on the first floor landing in materials, design, dimensions, and appearance.

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

#### **7) UNI**

The 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.*

## **8) UNI**

No works shall take place until full details of the proposed ground floor door between the landing and the store 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 joinery details should match that found elsewhere in the house. 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.*

## **BH2012/03372**

### **2 Withyham Avenue Brighton**

Conversion of garage and store into 1no one bedroom maisonette with associated external alterations including extension at first floor level and alterations to fenestration.

**Applicant:** J Wagstaff & Co

**Officer:** Anthony Foster 294495

**Approved on 01/02/13 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) BH02.08**

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

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

#### **3) BH03.03**

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

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

#### **4) BH04.01A**

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

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

#### **5) BH05.09A**

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

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

and Supplementary Planning Document SPD08 Sustainable Building Design.

**6) 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.*

**7) UNI**

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover to the side (west) elevation adjacent to the rear of 7 Longridge Avenue back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

**8) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	12/10/04/05		2/11/2012
Block Plan	12/10/04/04		2/11/2012
Existing Ground Floor Plan	12/10/04/01/01		19/11/2012
Proposed Ground Floor Plan	12/10/04/01/02		19/11/2012
Existing First Floor Plan	12/10/04/01/03		19/11/2012
Proposed First Floor Plan	12/10/04/01/04		19/11/2012
Existing North Elevation	12/10/04/01/05		19/11/2012
Proposed North Elevation	12/10/04/01/06		19/11/2012
Existing West Elevation	12/10/04/01/07		19/11/2012
Proposed West Elevation	12/10/04/01/08		19/11/2012
Existing East Elevation	12/10/04/01/09		19/11/2012
Proposed East Elevation	12/10/04/01/10		19/11/2012

**9) UNI**

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

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

**BH2012/03621**

**93 Marine Drive Rottingdean Brighton**

Demolition of existing dwelling, garage and swimming pool and erection of new three storey dwelling and detached garage.

**Applicant:** Mr & Mrs Morse

**Officer:** Anthony Foster 294495

**Approved on 20/02/13 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 new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

#### **3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

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

#### **4) UNI**

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

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

#### **5) UNI**

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

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

#### **6) UNI**

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.*

#### **7) UNI**

Other than the areas of flat roof which are explicitly stated, access to the remaining flat roof areas 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.*

**8) UNI**

No cables, wires, aerials, pipework, meter boxes or flues shall be fixed to any elevation facing a highway.

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

**9) UNI**

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

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

**10) UNI**

Construction of the biodiversity roofs shall not be commenced until full details of the proposed roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, irrigation and the proposed seed mix. The scheme shall then be carried out in accordance with the approved details.

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

**11) UNI**

No development shall take place until samples of the materials (including colour of render, paintwork or 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.*

**12) 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 the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for the new build residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all new build residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**13) UNI**

The development hereby permitted shall not be commenced until full details of secure cycle parking facilities 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.*

**14) 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.*

**15) UNI**

No development shall commence until full details of the retaining boundary wall structure, including cross section, depth of footings, retained height, thickness of wall and construction materials, have been submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure the stability of the adjacent pavement and to comply with Policy TR7 of the Brighton & Hove Local Plan.*

**16) UNI**

The development hereby approved shall not be occupied until details of the garage doors have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development."

*Reason: To ensure that the garage doors do not cause additional highway safety concerns and to comply with Policy TR7 of the Brighton & Hove Local Plan.*

**17) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the new build residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate 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.*

**18) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Site Plan	A600 01		14/11/2012
Existing Location Plan	A600 02		14/11/2012
Existing Plans	A600 03		14/11/2012
Existing Elevations	A600 04		14/11/2012
Existing & Proposed Street Scene	A600 10		14/11/2012
Proposed Location Plan	A600 09	A	18/12/2012
Proposed Plans	A600 11	A	18/12/2012
Proposed Elevations	A600 12	A	18/12/2012

Report from: 31/01/2013 to: 20/02/2013

**BH2012/03718**

**Maddalena Bazehill Road Rottingdean Brighton**

Demolition of existing chalet bungalow and erection of 1no single dwelling.

**Applicant:** Mrs Susan Chapman

**Officer:** Wayne Nee 292132

**Refused on 20/02/13 DELEGATED**

**1) UNI**

The proposed replacement dwelling, by virtue of its excessive height, scale, massing and inappropriate design, would result in an overly dominant development that would relate poorly to its surroundings and detrimentally impact on the spatial quality of the locality. As such the development would cause harm to the character and appearance of the locality and thus be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed replacement dwelling, by virtue of its overall scale, positioning of balconies and its proximity to the rear site boundary, would result in an un-neighbourly form of development that could create perceived and actual overlooking and potentially also have an overbearing impact on the residents of neighbouring properties on Royles Close to the detriment of residential amenity. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

**BH2012/03724**

**54A Nevill Road Rottingdean Brighton**

Conversion of existing detached garage into habitable living space.  
(Retrospective)

**Applicant:** Robert Middleton

**Officer:** Louise Kent 292198

**Refused on 14/02/13 DELEGATED**

**1) UNI**

The development fails to enhance the positive qualities of the neighbourhood. It would be out of character with the surrounding area as it would appear cramped within the plot of the main dwelling, and the positioning and layout of the ancillary accommodation would fail to reflect the spacious character of the area. The application is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development would result in a unit of poor quality accommodation, detrimental to the amenities of future occupiers by virtue of cramped size, lack of dedicated open space, and poor levels of natural light. It would be contrary to policies QD2 and QD27 of the Brighton & Hove Local Plan.

**BH2012/03788**

**91 Dean Court Road Brighton**

Erection of single storey rear extension, first floor side/front extension and front porch incorporating rooflights and associated alterations.

**Applicant:** Tony Jutton

**Officer:** Chris Swain 292178

**Refused on 07/02/13 DELEGATED**

**1) UNI**

The proposed addition, by reason of scale, design, siting, excessive bulk and height 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 Dean Court Road street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2012/03926**

**20 Arundel Drive East Saltdean Brighton**

Erection of two storey rear extension and hip to gable roof extension to facilitate creation of additional rooms in the roof with revised fenestration and associated works.

**Applicant:** Mr & Mrs Jean-Pierre Bassin

**Officer:** Chris Swain 292178

**Refused on 04/02/13 DELEGATED**

**1) UNI**

The proposed two storey addition to the rear, by reason of its height, design, and scale would result in an overly dominant addition that relates poorly to the existing building. The incongruous, flat roofed design would be out of character with the existing built form and would have a significantly detrimental impact upon the appearance and character of the building and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rooflights to the front elevation, by reason of their, excessive size and excessive number would detract from the appearance and character of the building and harm the visual amenity of the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

**BH2012/03930**

**54 Rowan Way Rottingdean Brighton**

Erection of first floor side extension with pitched roof.

**Applicant:** Mr Boyd Darling

**Officer:** Sue Dubberley 293817

**Refused on 07/02/13 DELEGATED**

**1) UNI**

It is considered that the proposal, by virtue of its position, scale 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 extension would in addition have detrimental impact on the design symmetry of the application site and the adjoining property to the north No.56 Rowan Way. The proposal is therefore to contrary policy QD14 of the Brighton & Hove Local Plan.

**BH2012/03951**

**24 Stanmer Avenue Saltdean Brighton**

Certificate of Lawfulness for proposed extensions to front and rear and external alterations.

**Applicant:** Mr Sam Kinloch

**Officer:** Louise Kent 292198

**Approved on 14/02/13 DELEGATED**

**BH2012/04017**

**39 Stanmer Avenue Saltdean Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Antony Fox

**Officer:** Chris Swain 292178

**Approved on 12/02/13 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 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			18/12/2012
Existing plans and elevations			18/12/2012
Proposed plans and elevations			18/12/2012

**BH2012/04046**

**21 Chorley Avenue Brighton**

Enlargement of existing front dormer.

**Applicant:** Mr & Mrs N Colebrook

**Officer:** Pete Campbell 292359

**Approved on 14/02/13 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 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 & proposed elevations & floor plans, location & block plan	2608-02	A	20/12/2012

**BH2012/04074**

**12 Meadow Close Rottingdean Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mr & Mrs S Harrison

**Officer:** Chris Swain 292178

**Approved on 14/02/13 DELEGATED**

**BH2013/00117****88 Dean Court Road Rottingdean Brighton**

Non Material Amendment to BH2012/01793 to allow for revisions to front porch.

**Applicant:** Mr Lawrence

**Officer:** Liz Arnold 291709

**Approved on 11/02/13 DELEGATED**

**WOODINGDEAN****BH2012/03050****Woodingdean Business Park Sea View Way Brighton**

Erection of storage/distribution building (B8) with associated offices, service area, parking and landscaping.

**Applicant:** St Modwen Developments Ltd

**Officer:** Liz Arnold 291709

**Approved after Section 106 signed on 31/01/13**

**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 Location Plan	001	Rev. B	04/10/2012
Proposed Block Plan	002	Rev. B	04/10/2012
Proposed Site Plan	003	Rev. C	20/11/2012
Proposed Floor Plans & Sections	004	Rev. B	04/10/2012
Proposed Elevations	005	Rev. B	04/10/2012
Existing Land Levels	August 2012		20/09/2012
Electrical Services Car Park Lightning	1286 - E1		20/09/2012

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

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

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

### **5) UNI**

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

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

### **6) UNI**

The use of the premises shall not be open to the public except between the hours of 07.00 - 22.00 Mondays to Saturdays and 08.00 - 20.00 on Sundays, Bank or Public Holidays.

*Reason: To protect the amenities of adjoining occupiers and to comply with policies SU12 and QD27 of the Brighton & Hove Local Plan.*

### **7) UNI**

No deliveries nor any loading or unloading of vehicles shall take place on the site except between the hours of 07.00 - 22.00 Mondays to Saturdays and 09.00 - 19.00 on Sundays, Bank or Public Holidays.

*Reason: To protect the amenities of adjoining occupiers and to comply with policies SU12 and QD27 of the Brighton & Hove Local Plan.*

### **8) UNI**

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of at least 60% 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 rating of at least 60% 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.*

### **9) UNI**

No development shall commence until details of the external lighting of the site have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Light Pollution" (dated 2011) for zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in

writing by the Local Planning Authority.

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

**10) UNI**

Prior to the first occupation of the site a scheme for site vehicles to be fitted with a smart reversing system has been submitted to and approved in writing by the Local Planning Authority.

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

**11) UNI**

No development shall commence on the site until full details of a scheme to dispose of foul and surface water sewerage has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

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

**12) UNI**

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification / Method Statement for the erection of the new boundary fence on the eastern side of the site has been submitted to and approved in writing by the Local Planning Authority. This statement shall provide for the long-term retention of the trees located within the site to the east on the other side of the eastern boundary. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

*Reason: To protect the trees which are to be retained to the east of 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**

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.*

**14) UNI**

No development shall commence until a full reptile survey of the site has been submitted to and approved in writing by the Local Planning Authority. The survey shall be carried out between the months of March and September and any reptiles protected under the Wildlife and Countryside Act 1981 (as amended) found to be present onsite shall be re-located in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the protection of any protected species and to comply with policy QD18 of the Brighton & Hove Local Plan.*

**15) UNI**

No development shall commence until a quantified scheme to enhance the nature conservation value of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.



*Reason: To increase the biodiversity of the site and to comply with Policy QD17 of the Brighton & Hove Local Plan.*

**16) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority 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.*

**17) UNI**

Prior to the first occupation of the site, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car and shall be implemented within a timeframe which shall have been agreed with the Local Planning Authority. The travel plan shall be subject to annual review and this review shall be submitted to and approved in writing by the Local Planning Authority at annual intervals. The travel plan shall make reference to the travel plans produced for the earlier phases of the Woodingdean Business Park re-development.

*Reason: In order to promote sustainable choices and to reduce reliance on the private car, to comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.*

**18) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 6 months of the date of completion of the approved development 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 '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.*

**19) UNI**

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

**BH2012/03993**

**37 Downsway Brighton**

Demolition of existing garage and workshop and erection of single storey rear extension.

**Applicant:** Dr Joanna Swann

**Officer:** Anthony Foster 294495

**Approved on 11/02/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing ground floor plan	0225-12-01		17/12/2012
Proposed ground floor plan	0225-12-02		17/12/2012
Existing and proposed elevations	0225-12-03		17/12/2012
Site location plan	0225-12-04		17/12/2012
Block plan	0225-12-05		10/01/2013
Comparison of existing, approved and proposed	0225-12-07		10/01/2013
Figure Ground Existing	0225-12-08E		17/12/2012
Figure Ground Proposed	0225-12-08P		10/01/2013

**BRUNSWICK AND ADELAIDE**

**BH2012/02401**

**33 Western Road Hove**

Installation of new shop front incorporating ATM.

**Applicant:** Notemachine

**Officer:** Robert McNicol 292322

**Refused on 14/02/13 DELEGATED**

**1) UNI**

By virtue of using inappropriate materials and leading to the loss of the attractive shop window and angled entrance door, the proposed alterations would have a detrimental impact on the appearance of the building and would be an unsympathetic addition to the character of the Brunswick Town conservation area. The proposal is therefore contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

By virtue of creating a recessed area immediately adjacent to the position of the proposed ATM, the design of the development does not minimise the opportunity for crime in the area. The proposal is therefore contrary to policy QD2 of the Brighton & Hove Local Plan.

**BH2012/02710**

**Ground Floor Flat, 10 Lansdowne Road Hove**

Erection of a single storey rear extension.

**Applicant:** Mr Fraser Simpson

**Officer:** Kate Brocklebank 292175

**Approved on 04/02/13 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) BH02.09**

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

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

**3) BH03.03**

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

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

**4) UNI**

No development shall commence until details of steps to facilitate access from the three doorway openings in the south and east elevation of the rear extension hereby approved, into the rear garden area have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

**5) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing & Proposed Floorplans, Elevations, Location & Block Plan	12020/01R3		7/01/2013

**BH2012/03183**

**29 Brunswick Square Hove**

Installation of 13no solar panels to flat roof.

**Applicant:** Mr Alexander Hole

**Officer:** Guy Everest 293334

**Refused on 04/02/13 DELEGATED**

**1) UNI**

The solar panels, on the basis of the submitted information, would be visible above the parapet and roofline of the building in views from street level. This projection would appear incongruous and would be harmful to the architectural and historic character and appearance of the listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan (2005).

**BH2012/03428**

**64 Brunswick Street West Hove**

Application for variation of condition 3 of application BH2008/02787 (Change of use from Snooker Hall (D2) to Music School (D1) and associated rear external alterations.) to allow the use of the building between 10.00 - 18.00 on one Sunday per month.

**Applicant:** No 7 Ltd

**Officer:** Clare Gibbons 292454

**Approved on 12/02/13 DELEGATED**

### **1) UNI**

Prior to and including 12th February 2014, the premises shall not be open or in use except between the hours of 8.30am and 6.30pm on Monday to Saturday and 10am and 6pm on one Sunday per calendar month and not at any time on Bank Holidays. After 12th February 2014, the premises shall not be open or in use except between the hours of 8.30am and 6.30pm on Monday to Saturday, and not at any time on Sunday or Bank Holidays.

*Reason: The Sunday use is considered acceptable on a temporary basis to provide an opportunity to assess the impact of additional opening hours on the amenity of neighbouring residential occupiers and to safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **2) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment, this permission shall be for a music school with ancillary offices and no other purposes including any other uses within Class D1 of the Schedule to the Order without the prior consent of the Local Planning Authority to whom a planning application shall be made.

*Reason: Having regard to the location of the premises, parking, traffic generation and residential amenity, the need to retain community facilities and to comply with policies HO20 and QD27 of the Brighton & Hove Local Plan.*

### **3) UNI**

The storage of refuse and recycling shall be undertaken as outlined in the letter from Marshall Clark dated 9th June 2009 with reference to condition 5 of planning permission BH2008/02787 and hereafter 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) UNI**

Within three months of the date of this decision, a management plan shall be submitted to and approved in writing by the Local Planning Authority indicating measures to ensure students arrive at and depart the site with minimal impact on neighbouring residential occupiers and to avoid large numbers of students congregating outside the premises, together with a schedule for implementation. The agreed management plan shall be implemented at all times the music school is in operation.

*Reason: To seek to reduce potential noise and disturbance from the use of the premises as a music school in accordance with policy QD27 of the Brighton & Hove Local Plan.*

### **5) UNI**

The soundproofing measures shall be implemented in strict accordance with the approved details (as received on 12th June 2009) with reference to condition 10 of planning permission BH2008/02787 and shall thereafter be retained as such.

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

### **6) UNI**

Amplified music or other noise from within the premises shall not be audible at any adjacent residential premises.

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

### **7) UNI**

Within three months of the date of this decision, a travel plan shall be submitted to and approved in writing by the Local Planning Authority indicating measures to encourage the use of walking, cycling and public transport and carry out on-site improvements to assist in the aim, together with a schedule for implementation. The scheme shall thereafter be carried out in accordance with the agreed details

and where applicable, thereafter implemented at all times the music school is in operation.

*Reason: To seek to reduce traffic generation in accordance with policy TR4 Travel Plan of the Brighton & Hove Local Plan.*

**8) UNI**

Within three months of the date of this decision, details of secure cycle parking facilities shall be retained for the occupants of, and visitors to, the development hereby approved have been submitted and to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented within three months of any approval and made available for use at all times.

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

**BH2012/03537**

**4 St Johns Road Hove**

Erection of three storey extension to accommodate lift and first floor bathroom and balcony to second floor.

**Applicant:** Mr John Medany

**Officer:** Guy Everest 293334

**Approved on 20/02/13 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**

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

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

**3) UNI**

The windows at second floor level in the northern (side) elevation of the development hereby permitted shall be obscure glazed and non-opening and shall 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 windows at second floor level in the western (rear) elevation of the development hereby permitted shall be obscure glazed and shall 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**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
1:1250 Site Location Plan			07/11/2012
1:200 Block Plan			26/11/2012
Existing Plans & Elevations	1050-102		07/11/2012
Proposed Floor Plans	1050-103	A	21/01/2013
Proposed Elevations & Section	1050-104	A	21/01/2013

## **6) UNI**

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

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

### **BH2012/03655**

#### **Flats 1 2 5 6 and 7 12 Cambridge Road Hove**

Certificate of Lawfulness for the existing use of flats 1, 2, 5, 6 and 7 as self contained flats.

**Applicant:** Mr Andrew Claringbull

**Officer:** Clare Gibbons 292454

**Approved on 04/02/13 DELEGATED**

### **BH2012/03929**

#### **Basement Rear 22 Brunswick Square Hove**

Replacement of existing timber windows and doors with double glazed timber windows and doors. Internal alterations including replacement doors and damp-proofing.

**Applicant:** Ms L Waterman

**Officer:** Helen Hobbs 293335

**Approved on 08/02/13 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.*

### **BH2012/03931**

#### **6 Lansdowne Place Hove**

Installation of roof railings. (Retrospective)

**Applicant:** Mr Porter

**Officer:** Helen Hobbs 293335

**Refused on 04/02/13 DELEGATED**

#### **1) UNI**

The railings represent an incongruous feature that disrupt the uniformity of the terrace and significantly detract from the historic character and appearance of the Grade II listed building as well as the surrounding Brunswick Town Conservation Area. The development is thereby contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

### **BH2012/03932**

#### **6 Lansdowne Place Hove**

Installation of roof railings. (Retrospective)

**Applicant:** Mr Porter

**Officer:** Helen Hobbs 293335

**Refused on 04/02/13 DELEGATED**

#### **1) UNI**

The railings represent an incongruous feature that disrupt the uniformity of the terrace and significantly detract from the historic character and appearance of the listed building in conflict with policy HE1 of the Brighton & Hove Local Plan.

**BH2012/03954**

**5 - 6 Western Road Hove**

Erection of timber and glass screen enclosing an external smoking area with roller blinds over and access gates to front elevation (Part Retrospective).

**Applicant:** CAPS

**Officer:** Guy Everest 293334

**Refused on 12/02/13 DELEGATED**

**1) UNI**

The enclosure of the forecourt to the application site disrupts the general building line in this section of Western Road and appears incongruous in long and short views along Western Road. The structure and awnings create a cluttered appearance to the property and are inappropriately sited and designed in relation to the existing building and those adjoining, and fail to preserve or enhance the character or appearance of the Brunswick Town Conservation Area. The proposal is contrary to the aims of policies QD14 and HE6 of the Brighton & Hove Local Plan and guidance within Supplementary Planning Document 02, Shop Front Design.

**CENTRAL HOVE**

**BH2012/02500**

**41 Albany Villas Hove**

Installation of metal gate with associated metal railings to front boundary wall.

**Applicant:** Mr Matthew Glover

**Officer:** Clare Gibbons 292454

**Refused on 06/02/13 DELEGATED**

**1) UNI**

The detailed design of the proposed railings and front garden gate would not have a traditional appearance and would be out-of-keeping with this Victorian villa causing demonstrable harm to the character and appearance of this part of the Cliftonville Conservation Area, contrary to policy HE6 of the Brighton & Hove Local Plan.

**BH2012/02501**

**45A Albany Villas Hove**

Replacement of handrails to front steps and fixed panel over basement well. Installation of steel railings to front wall.

**Applicant:** Mr Richard Rivett

**Officer:** Clare Gibbons 292454

**Refused on 06/02/13 DELEGATED**

**1) UNI**

The detailed design of the proposed railings would not have a traditional appearance and would be out-of-keeping with this Victorian villa causing demonstrable harm to the character and appearance of this part of the Cliftonville Conservation Area, contrary to policy HE6 of the Brighton & Hove Local Plan.

**BH2012/02615**

**Garages Rear of 29 St Aubyns Fronting Seafield Road Hove**

Demolition of garages and erection of 2no three storey houses.

**Applicant:** Dr Janet Bray

**Officer:** Guy Everest 293334

**Approved on 06/02/13 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**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window at first floor level to the western (rear) elevation or rooflight at second floor level to the western (rear) elevation, other than those expressly authorised by this permission, shall be constructed without planning permission obtained from the Local Planning Authority.

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

**3) UNI**

The first floor bathroom windows, as indicated on drawing nos. 980/03 A & 980/04 A, shall not be glazed otherwise than with obscured glass and shall thereafter permanently retained as such.

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

**4) UNI**

The 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.*

**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**

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.*

**7) UNI**

If during development any visibly contaminated or odorous material is found, no further development shall take place until a method statement to identify, risk assess, and deal with the contaminant(s) has been submitted to and approved in writing by the local planning authority. No further development shall take place except in accordance with the approved method statement.

*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.*

**8) UNI**

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

**9) UNI**

No development shall commence until fences for the protection of trees on and adjoining the application 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 on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

**10) UNI**

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification / Method Statement for the proposed crossover and paving at the front of the development has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the street tree. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method 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.*

**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 3 have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	980/01	A	10/09/2012
Block Plan	98002		23/08/2012
Existing Floor Plan & Elevations	980/05		23/08/2012
Floor Plans (Proposed)	980/03	A	19/11/2012
Elevations, Section & Street Elevation (proposed)	980/04	A	19/11/2012

**13) UNI**

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

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

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

**BH2012/02616**

**Garages Rear of 29 St Aubyns fronting Seafield Road Hove**

Demolition of garages.

**Applicant:** Dr Janet Bray

**Officer:** Guy Everest 293334

**Approved on 14/02/13 DELEGATED**

**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.*

**BH2012/03173**

**Flat 7 Victoria Court 16 Grand Avenue Hove**

Certificate of Lawfulness for existing double glazed aluminium windows.

**Applicant:** Mr Ian Fry

**Officer:** Robert McNicol 292322

**Approved on 06/02/13 DELEGATED**

**BH2012/03774**

**Flat 12, The Ambassadors Wilbury Road Hove**

Replacement of timber framed windows and door to UPVC. (Retrospective).

**Applicant:** Mr Dean Fennemore

**Officer:** Helen Hobbs 293335

**Approved on 05/02/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan			21/11/2012
Window/door elevation	01	A	10/12/2012
Window sections			10/12/2012

**BH2012/03826**

**91 St Aubyns Hove**

Creation of roof terrace to rear with pitched roof and side rooflights. Removal of ground floor timber entrance porch and revised fenestration and associated alterations.

**Applicant:** Regent Land Ltd

**Officer:** Steven Lewis 290480

**Approved on 31/01/13 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) BH12.01**

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

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

## **3) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan Block Plan			29/11/2012
Block Plan			29/11/2012
Existing Plans	312/32		29/11/2012
Proposed Plans	321/32	A	17/01/2013
Front & Rear Elevations Existing & Proposed	312/33	B	17/01/2013
Side Elevations Existing & Proposed	312/34	B	17/01/2013

## **4) UNI**

Prior to the commencement of development details of the screening to serve the eastern perimeter of the roof terrace shall be submitted and approved in writing by the local planning authority. The screening shall be implemented in accordance with the approved details and thereafter retained.

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

### **BH2012/03886**

#### **Flats 1, 2 & 4 31 Tisbury Road Hove**

Replacement of existing timber windows and doors with UPVC windows and doors to rear elevation.

**Applicant:** 31 Tisbury Road Hove Ltd

**Officer:** Helen Hobbs 293335

**Refused on 05/02/13 DELEGATED**

## **1) UNI**

The proposed method of opening, design and materials of the replacement windows would harm the appearance and character of the building, street scene and surrounding Willett Estate Conservation Area. The application would be contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan.

### **BH2012/03905**

#### **Garages to the Rear of 28 Medina Villas fronting Albany Villas Hove**

Demolition of garage block and erection of 1no three bedroom dwelling.

**Applicant:** Kahair Properties Ltd

**Officer:** Adrian Smith 290478

**Refused on 01/02/13 DELEGATED**

## **1) UNI**

The proposed development, by virtue of its inappropriate scale and design

necessitating the loss of a substantial tree with high amenity value, represents an incongruous and alien form of development that would not positively contribute to the special character and appearance of the Cliftonville Conservation Area, contrary to policies QD1, QD2, QD16 & HE6 of the Brighton & Hove Local Plan.

**BH2012/03947**

**17 Osborne Villas Hove**

Insertion of timber framed window to the side at the lower ground floor level.

**Applicant:** Ms Kim Dawes

**Officer:** Helen Hobbs 293335

**Approved on 14/02/13 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
Proposed north elevation (with window)	1		10/12/2012
Existing north elevation	2		10/12/2012
Site plan			10/12/2012

**BH2012/04000**

**25 Third Avenue Hove**

Erection of single storey rear extension.

**Applicant:** Mr Ronald Baker

**Officer:** Clare Gibbons 292454

**Approved on 11/02/13 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 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	CH509/001		17/12/2012
Existing Plans	CH509/002		17/12/2012
Existing Plans & Section	CH509/003		17/12/2012
Existing Elevations	CH509/004		17/12/2012
Planning Application Proposed Plans	CH509/005		17/12/2012

Planning Application Proposed Plans & Section	CH509/006		17/12/2012
Planning Application Proposed Elevation	CH509/007		17/12/2012

**GOLDSMID**

**BH2012/03113**

**36 York Avenue Hove**

Change of use from nursing home (C2) to residential dwelling.

**Applicant:** Manel Silva

**Officer:** Guy Everest 293334

**Approved on 04/02/13 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 not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

**3) UNI**

The dwellinghouse hereby permitted shall not be occupied until the rear fire escape and associated railings have been removed in their entirety. Any affected areas of external render shall be made good to match the existing rear elevation in material, colour, style, bonding and texture.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Plans	493		24/10/2012
Proposed Plans	493		24/10/2012

**BH2012/03223**

**St Annes Convent 3 & 3A Lansdowne Road Hove**

Erection of new building providing 4no additional care apartments (Class C2).

**Applicant:** Poor Servants of the Mother of God

**Officer:** Clare Gibbons 292454

**Approved on 15/02/13 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) BH02.08**

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

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

**3) BH04.01A**

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

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

**4) BH05.01B**

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [\*Code level 3 / Code level 4 / 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.*

**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) BH06.01**

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) 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) BH11.01**

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

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

#### **9) BH11.02**

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

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

#### **10) UNI**

The disabled parking facilities shown on the approved drawings shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

*Reason: To ensure 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 TR1, TR18 and TR19 of the Brighton & Hove Local Plan.*

#### **11) UNI**

No works shall take place until (i) samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the building hereby permitted and (ii) full details of the proposed windows including scale sample elevations and sections showing the reveals and 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 a satisfactory appearance to the development and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

#### **12) UNI**

No works pursuant to this permission shall commence until the following has been submitted to and approved in writing by the Local Planning Authority:

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

Pending the results of the desk top study, the application may have to satisfy the requirements of b and c below. However, this will be confirmed in writing) and unless otherwise

agreed in writing by the local planning authority,

- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;
- (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

**13) UNI**

No development shall commence on site until an Arboricultural Method Statement (detailing how the concrete will be lifted and the timing of this operation to ensure that any tree roots below are not damaged) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

*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.*

**14) UNI**

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by a competent person approved under the provisions of condition 4 that any remediation scheme required and approved under the provision of condition 4 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise: a) built drawings of the implemented scheme; b) photographs of the remediation works in progress; c) certificates demonstrating that imported and/or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4.

*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*

**15) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan	PL201		6/12/2012
Proposed site sections	PL203/	B	11/02/2013
Topographical Survey	11177se-01		6/12/2012
Measured building survey elevations	11177se-02		08/10/2012
Proposed block plan, site plan, floor plans & elevations	PL202/	B	11/02/2013

**16) UNI**

No development or other operations shall commence on site until a scheme for the retention and protection of trees, shrubs and hedges growing on or adjacent



to the site, including trees which are the subject of Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority. No operations shall commence on site until the approved scheme has been implemented. The approved scheme shall be retained until the completion of the development.

*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 Plan.*

**17) UNI**

No development or other operations shall commence on site 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. The development shall be carried out in strict accordance with the approved details.

*Reason: To ensure adequate means of foul and surface water infrastructure and to comply with policy SU15 of the Brighton & Hove Local Plan.*

**BH2012/03773**

**23 Cromwell Road Hove**

Installation of cast iron rainwater pipe to front elevation.

**Applicant:** 23 Cromwell Road Hove Ltd

**Officer:** Christopher Wright 292097

**Approved on 31/01/13 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**

The cast iron downpipe shown on the approved plans shall be painted black where it passes over brickwork, and white where it passes over white painted render, within one month of installation and shall be retained as such thereafter.

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

**BH2012/03800**

**91 Cromwell Road Hove**

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2012/01962.

**Applicant:** Mr Bill Tozer

**Officer:** Helen Hobbs 293335

**Approved on 05/02/13 DELEGATED**

**BH2012/03861**

**44 Goldstone Villas Hove**

Removal of rear fire escape and associated landings and balustrades. Replacement of lower platform and steps to garden.

**Applicant:** HMB Trading Ltd

**Officer:** Christopher Wright 292097

**Approved on 11/02/13 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

Within 3 calendar months of the removal of the external fire escape hereby permitted, all metal fitting embedded into the external wall of the building shall be removed and any damage repaired and made good to match the original wall.

*Reason: To ensure the preservation and enhancement of the building and the character and appearance of the wider conservation area, in accordance 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
Plans	11,576		3 Dec 2012

### **BH2012/03934**

#### **50 Addison Road Hove**

Erection of single storey side extension incorporating 3no rooflights.

**Applicant:** Ms Angela Devas

**Officer:** Clare Gibbons 292454

**Approved on 04/02/13 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 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	1232E01		10/12/2012
Existing Floor Plans	1232E02		10/12/2012
Existing Elevations/sections	1232E03		10/12/2012
Proposed Floor Plans & Block Plan	1232P02a		10/12/2012
Proposed Elevations/sections	1232P03a		10/12/2012

### **BH2012/03966**

#### **1 York Avenue Hove**

Revised fenestration to ground floor rear and side elevations.

**Applicant:** Mrs Pat Bowen

**Officer:** Helen Hobbs 293335

**Approved on 06/02/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing and proposed floor plans and elevations	22/06/12	Rev 1	13/12/2012
Block Plan			13/12/2012
Site Plan			13/12/2012

## **BH2012/03980**

### **Kings Gate 111 The Drive Hove**

Application for variation of condition 2 of application BH2011/00649 (Application to extend time limit of previous approval BH2007/04011 for the increase in height of roof by 0.5m (amendment to approval BH2003/02989, construction of additional storey to create 6 flats)) to allow an increase in height of lift housings by 1metre above roof level.

**Applicant:** Anstone Properties Ltd

**Officer:** Christopher Wright 292097

**Approved on 12/02/13 DELEGATED**

## **1) UNI**

The development hereby permitted shall be commenced on or before 28 April 2014.

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

## **2) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			13 Dec 2012
As Proposed Elevations	AC/KingsGateBR/04	A	13 Dec 2012
As Existing Elevations	AC/KingsGate/01		13 Dec 2012
As Proposed Third Floor & Roof Plans	AC/KingsGateBR/05 CH		13 Dec 2012
Existing Floor Plans	355/100		13 Dec 2012

## **3) UNI**

No development shall take place until a scheme for the junction of existing and new work, and samples of all materials to be used in the external finishes of the extension, have been submitted to and approved by the Local Planning Authority. Materials are to match existing in colour, style and texture. The approved scheme and materials shall be incorporated into the development.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan 2005.*

## **4) 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 2005.*

#### **5) 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 minimum Code for Sustainable Homes rating of Code Level 3 has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD08: Sustainable Building Design.*

#### **6) UNI**

Unless a scheme for alternative cycle parking provision is submitted to and agreed in writing by the Local Planning Authority, the secure cycle store shown on drawing 355/104 approved in respect of planning permission reference BH2003/02989, shall be completed and made available for the use of residents prior to the occupation of the first of the units hereby permitted, and shall be retained for such use thereafter.

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

#### **7) UNI**

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 a minimum of Code Level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve a minimum of Code Level 3 for all residential units has been submitted to, and approved in writing, by the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD08: Sustainable Building Design.*

### **BH2012/03994**

#### **Ashdown Eaton Road Hove**

Replacement of single glazed aluminium framed windows with anodised aluminium double glazed windows.

**Applicant:** Ashdown Hove Ltd

**Officer:** Robert McNicol 292322

**Approved on 11/02/13 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
Existing elevations	AC/Ash/01		17/12/012
Existing elevations	AC/Ash/02		17/12/012
Existing elevations	AC/Ash/03		17/12/012
Window sample elevation	AC/Ash/04		17/12/012
Site plan and location plan	AC/Ash/05		17/12/012
Proposed elevations	AC/Ash/06		17/12/012
Proposed elevations	AC/Ash/07		17/12/012
Proposed elevations	AC/Ash/08		17/12/012
Window brochure			17/12/012

### **BH2012/04011**

#### **West View The Drive Hove**

Replacement of existing common way single glazed timber and metal framed windows with UPVC double glazed windows.

**Applicant:** Anstone Properties Ltd

**Officer:** Steven Lewis 290480

**Approved on 04/02/13 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
Existing & Proposed Elevations	AC/WestViewWindows/01		18/12/2012
Photographic Schedule			18/12/2012

### **BH2012/04064**

#### **White Lodge 45 Wilbury Avenue Hove**

Replacement UPVC double glazed casement windows and ground floor garden doors. Replacement fascia and soffit boards.

**Applicant:** Southern Housing Group Ltd

**Officer:** Maria Seale 292232

**Approved on 04/02/13 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan	3481/PL-00		21/12/12
Existing elevations	3481/PL-01		21/12/12
Proposed elevations	3481/PL-02	A	17/1/13
Window Schedule	348/PL-03		21/12/12

## **HANGLETON & KNOLL**

### **BH2012/03659**

#### **368 Old Shoreham Road Hove**

Conversion of existing dwelling to form 2no flats with associated external alterations.

**Applicant:** Mr Maurice Kifford

**Officer:** Steven Lewis 290480

**Approved on 11/02/13 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) BH02.07**

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

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

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

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

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

#### **4) BH05.03B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

#### **5) BH05.04B**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design

Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

**6) BH06.03**

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

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

**7) UNI**

The development hereby permitted shall 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
Building as existing	0411/01	A	16/11/2012
Elevations	0411/12		16/11/2012
Floor plans	0411/14		16/11/2012
Site Plan			16/11/2012

**BH2012/03862**

**2 West Way Hove**

Erection of a single storey front extension.

**Applicant:** Mrs Percy

**Officer:** Robert McNicol 292322

**Approved on 31/01/13 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 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			3/12/2012
Site plan			3/12/2012
Existing and proposed plans and elevations	9756-1		21/01/2013

**BH2012/03906**

**The Downs Christian Nursing Home Laburnum Avenue Hove**

Erection of single storey extension to extend ground floor kitchen and enclosure of lower ground floor entrance with single storey extension to create reception/lobby, with associated landscaping and alteration/widening of existing pedestrian access to create vehicular access onto Laburnum Avenue including new dropped kerb/new crossover.

**Applicant:** The Downs Centre

**Officer:** Steven Lewis 290480

**Approved on 04/02/13 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) BH03.02**

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

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

**3) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Kitchen Extension Proposal	12135 - 010		07/12/2012
Lower Ground Floor Entrance	12135 - 011	C	21/01/2013
Location Plan	12135 - 012		07/12/2012
Block Plan	12135 - 013		07/12/2012

**BH2012/03925**

**81 Hangleton Way Hove**

Conversion and enlargement of garage to form habitable accommodation including link extension to existing house.

**Applicant:** Ms Stephanie Mee

**Officer:** Clare Gibbons 292454

**Refused on 06/02/13 DELEGATED**

**1) UNI**

The proposed extension by reason of its scale, position, appearance and extent of site coverage, represents an uncharacteristic and unsympathetic form of development that would be out-of-keeping with the host building and have a detrimental impact on the character and appearance of the surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2012/04009**

**The Grenadier 200 Hangleton Road Hove**

Display of internally illuminated totem sign.

**Applicant:** Mitchell & Butlers PLC

**Officer:** Guy Everest 293334

**Refused on 15/02/13 DELEGATED**



### 1) UNI

The totem sign, by reason of its height and siting in a prominent and open location, would appear an incongruous and intrusive feature which would be detrimental to the visual amenity of the site and wider surrounding area. The totem sign would harm the visual amenities of the area and is also contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

### **BH2012/04013**

#### **26 Summerdale Road Hove**

Erection of single storey rear extension.

**Applicant:** Ms J Hudson

**Officer:** Helen Hobbs 293335

**Approved on 12/02/13 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 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 floor plans & elevations			18/12/2012
Existing plans and site plan			18/12/2012

### **BH2012/04014**

#### **62 Poplar Avenue Hove**

Erection of single storey rear extension.

**Applicant:** Dr T Von Beal

**Officer:** Robert McNicol 292322

**Refused on 11/02/13 DELEGATED**

#### 1) UNI

By virtue of its level of rear projection and height directly adjacent to the boundary the proposed extension would have a detrimental impact on the available light and outlook from the ground floor patio doors on the adjoining dwelling to the north (no. 64 Poplar Avenue) to the material detriment of the amenities of the occupiers of that property. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2012/04045**

#### **98 Hallyburton Road Hove**

Erection of single storey rear extension.

**Applicant:** Ms Natasha Cooper

**Officer:** Adrian Smith 290478

**Approved on 14/02/13 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**

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 west side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

**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, block plan, existing floor plans and elevations	100		20/12/2012
Proposed floor plans and elevations	200 201	B	20/12/2012 14/02/2013

**BH2013/00106**

**Mill View Hospital Nevill Avenue Hove**

Application for approval of details reserved by condition 4 of application BH2012/00310.

**Applicant:** Sussex Partnership NHS Trust

**Officer:** Christopher Wright 292097

**Approved on 11/02/13 DELEGATED**

**NORTH PORTSLADE**

**BH2012/03717**

**135 Valley Road Portslade**

Formation of hardstanding including demolition of front boundary wall to create vehicle access, crossover and dropped kerb.

**Applicant:** Miss Louise O'Kelly

**Officer:** Helen Hobbs 293335

**Approved on 04/02/13 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
Block Plan	1049/01		22/11/2012
OS Plan	1049/02		22/11/2012
Existing and Proposed Plan	1049/03		22/11/2012
Existing Elevations	1049/04		22/11/2012
Proposed Elevations	1049/05		22/11/2012

## **SOUTH PORTSLADE**

### **BH2012/02548**

#### **St Nicolas C of E Junior School Locks Hill Portslade**

Erection of a two storey extension to existing school building providing additional facilities for the school incorporating re-lining of car park, landscaping and other associated works.

**Applicant:** Brighton & Hove City Council

**Officer:** Guy Everest 293334

**Approved on 04/02/13 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**

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

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

#### **3) UNI**

No development shall take place until samples of the materials (including colour of render, paintwork, cladding 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 QD2 of the Brighton & Hove Local Plan.*

#### **4) UNI**

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

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

#### **5) UNI**

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

**6) UNI**

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in accordance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and the operation of the school, to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.*

**7) UNI**

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' 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' 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**

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
  - (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
  - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
  - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any

remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

*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.*

#### **9) UNI**

The development hereby permitted shall not be occupied until a scheme detailing improvements to footways, pedestrian crossing facilities and wider mobility improvements in the vicinity of the site, including the Old Shoreham Road corridor and junction with Locks Hill, the High Street (Portslade Old Village), the Trafalgar Road corridor and roads to the east of the school towards the Hangleton Link Road, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

*Reason: To ensure that the proposed development provides for the demand for travel it creates and does not increase the danger to pedestrians walking to and from the site and to comply with policies TR1, TR7, TR8 and SU15 of the Brighton & Hove Local Plan.*

#### **10) UNI**

Within three months of occupation of the development a School Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out a package of measures to meet the needs of the site, promote sustainable travel choices and reduce reliance on private motor vehicles for staff, pupils and visitors. The Travel Plan shall be implemented in accordance with the approved details and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

#### **11) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	SK001		16/08/2012
Site Location Plan	001		16/08/2012
Block Plan	002		16/08/2012
Existing Ground Floor Plan	003		16/08/2012
Existing First Floor Plan	004		16/08/2012
Existing Roof Plan	005		16/08/2012
Existing South & West Elevations	006		16/08/2012
Existing north & East Elevations	007	A	16/08/2012
Existing External Works Plan	008		16/08/2012
Proposed Ground Floor Plan	010		16/08/2012

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Proposed First Floor Plan	011		16/08/2012
Proposed South & West Elevations	012		16/08/2012
Proposed North & East Elevations	013		16/08/2012
Proposed External Works Plan	015	A	29/08/2012
Proposed Roof Plan	016		16/08/2012

## 12) 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 and planting of the development.

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

### **BH2012/03332**

#### **24A Locks Hill Portslade**

Erection of single storey rear extension.

**Applicant:** Mr Roy Newall

**Officer:** Guy Everest 293334

**Approved on 06/02/13 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

#### 3) UNI

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location & Block Plan	1246 A.01		05/11/2012
As Existing Drawings & Photos	1246 A.05		19/10/2012
As Proposed Drawings	1246 D.11		19/11/2012

### **BH2012/03525**

#### **1, 3, 5 & 7-17 Old Shoreham Road Portslade**

Installation of new shop front. Erection of single storey glazed infill extension with new entrance porch and associated external alterations including extension to existing plant protection canopy.

**Applicant:** Mr Jonathan Tate

**Officer:** Clare Gibbons 292454

**Approved on 11/02/13 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.*

Report from: 31/01/2013 to: 20/02/2013

## 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 block & location plan showing proposal	PLOS1.01		6/11/2012
Plans as existing	PL1.01		6/11/2012
Existing elevations	PL1.02		6/11/2012
Plans as proposed	PL2.01		6/11/2012
Elevations as proposed	PL2.02		6/11/2012
Site plan as proposed	PL2.03		6/11/2012
Elevations of signs as proposed shop front section A-A	PL2.04		16/11/2012

## 3) UNI

No development shall commence until the details of the modifications to the side gates have been submitted to and approved in writing by the Local Planning Authority. The works 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

No development shall commence until details of arrangements for the window displays to Old Shoreham Road frontage have been submitted to and approved in writing by the Local Planning Authority. The window displays shall be carried out in accordance with the approved details and thereafter maintained.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD5 and QD10 of the Brighton & Hove Local Plan.*

## **BH2012/03940**

### **15-19 rear of 15-19 and 15A Norway Street Portslade**

Demolition of two storey building to front and erection of 6no three bedroom dwellings with parking to rear. Partial demolition and revised access to retained rear building.

**Applicant:** Spear Development Ltd

**Officer:** Jason Hawkes 292153

**Approved on 15/02/13 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) BH02.03

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.*

### **3) BH02.06**

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

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

### **4) BH02.07**

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

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

### **5) 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.*

### **6) 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.*

### **7) BH04.01A**

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

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

### **8) BH05.01B**

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

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

A completed pre-assessment estimator will not be acceptable.

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

### **9) 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.*

**10) BH06.01**

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.*

**11) 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.*

**12) BH11.01**

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

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

**13) BH11.02**

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

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

**14) UNI**

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment, in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall

be carried out in compliance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure that appropriate environmental protection is in place to safeguard neighbouring amenity in compliance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan*

#### **15) 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) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
- a) as built drawings of the implemented scheme;
  - b) photographs of the remediation works in progress; and
  - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

*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.*

#### **16) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Details	32881/1		7/12/2012
Site Plan	32881/3	B	7/12/2012
Location Plan	32881/4		7/12/2012
Existing Details of First Floor Front	32881/5		7/12/2012
Proposed redevelopment	3288/6	B	13/02/2013

#### **17) UNI**

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

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

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

**18) UNI**

No development shall commence on site until a Scheme of Management of the vehicle parking has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include details of how each car parking space will be allocated and managed. The above plan must be implemented prior to the occupation of the building and thereafter be maintained as such.

*Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR14 and TR19 of the Brighton & Hove Local Plan.*

**19) UNI**

The retained boundary walls, following the part demolition of the rear building, to the south west corner of the site, shall be constructed in accordance with drawing 32881/6B and shall retained and maintained as such thereafter.

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

**HOVE PARK**

**BH2012/02637**

**12 Benett Drive Hove**

Erection of rear and side extension incorporating a rear sun terrace (amended plans).

**Applicant:** Graham Rowe

**Officer:** Guy Everest 293334

**Approved on 06/02/13 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 window to the eastern elevation of the hereby permitted development shall not be glazed otherwise than with obscured glass and shall thereafter permanently retained as such.

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

**3) UNI**

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 QD14 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 extension to the roof 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 character of the area and for this reason would wish to*

control any future development to comply with policy QD14 of the Brighton & Hove Local Plan.

**5) UNI**

No development shall take place until details of the 1.8 metre high privacy screen to the western boundary of the raised terrace have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the screen shall be retained thereafter in accordance with the approved details.

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

**6) UNI**

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
1:1250 Location Plan			28/08/2012
1:500 Block Plan			28/08/2012
Existing Details			23/10/2012
Proposed Details	(a)		23/10/2012

**7) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no window, other than those expressly authorised by this permission, shall be constructed in the eastern elevation of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

**BH2012/03147**

**Hove Rugby Football Club Hove Recreation Ground Old Shoreham Road Hove**

Change of use of public toilets to offices and store room for Hove Rugby Club and external alterations to layout of doors and windows.

**Applicant:** Mr A Ward

**Officer:** Jason Hawkes 292153

**Approved on 05/02/13 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**

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			03/10/2012
Block Plan			03/10/2012

Existing Plans	01/1208545		22/10/2012
Existing Elevations	02/1208545		02/10/2012
Existing Elevations	03/1208545		02/10/2012
Proposed Floor Plans	04/1208545		02/10/2012
Proposed Elevation (South)	05/1208545		02/10/2012
Proposed Elevations (East & West)	06/1208545		02/10/2012

### 3) UNI

No development shall take place until a scheme for the display of public access times (signage) for the use of the toilets by the public (including those requiring disabled access) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained thereafter.

*Reason: To secure accessible public toilets in Hove Recreation Park and in accordance with policy HO20 of the Brighton & Hove Local Plan.*

### 4) UNI

The existing toilet facilities within the Hove Rugby Football Club building shall be made available for use by members of the general public during the following times:

#### **(May to July inclusive):**

Monday: 08:00 to 18:00 hours  
 Tuesday: 10:00 to 18:00 hours  
 Wednesday: 08:00 to 18:00 hours  
 Thursday: 10:00 to 18:00 hours  
 Friday: 08:00 to 18:00 hours  
 Saturday: 10:00 to 18:00 hours  
 Sunday: 10:00 to 20:00 hours

#### **(August to April inclusive):**

Monday: 08:00 to 21:00 hours  
 Tuesday: 10:00 to 21:00 hours  
 Wednesday: 08:00 to 21:00 hours  
 Thursday: 10:00 to 21:00 hours  
 Friday: 08:00 to 17:00 hours  
 Saturday: 08:00 to 21:00 hours  
 Sunday: 09:00 to 19:00 hours

*Reason: To ensure the continued provision of a community facility in accordance with policy HO20 of the Brighton & Hove Local Plan.*

### 5) UNI

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

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

## **BH2012/03574**

### **40 Tongdean Avenue Hove**

Remodelling of house incorporating erection of single storey extension to front, two storey extension to side and rear, alterations to roof, revised fenestration and other associated works.

**Applicant:** Mrs LJ Achurch

**Officer:** Guy Everest 293334

**Approved on 20/02/13 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**

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning

Authority:-

- a) A plan showing the location of, and allocating a reference number to, each existing tree, shrub and hedgerow on the site showing which trees, shrubs and hedgerows are to be retained and the crown spread of each retained tree; and
- b) Details of the specification and position of fencing and of any other measures for the protection of retained trees, shrubs and / or hedgerows, as identified in part (a) above, from damage before or during the course of development. Development shall be carried out in accordance with the approved details.

*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 QD16 and HE6 of the Brighton & Hove Local Plan.*

## **3) UNI**

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

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

## **4) UNI**

No development shall take place until details of a 2 metre high privacy screen to the south-eastern elevation of the first floor balcony have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

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

## **5) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan	12.001.EX00		19/11/2012
Existing Site Plan	12.001.EX02		12/11/2012
Existing Ground Floor Plan	12.001.EX03		12/11/2012
Existing 1st Floor & Roof Plan	12.001.EX04		12/11/2012
Existing Elevations	12.001.EX05		12/11/2012
Existing Elevations	12.001.EX06		19/11/2012
Existing Sections	12.001.EX07		12/11/2012
Proposed Location Plan	12.001.PR01		12/11/2012
Proposed Ground Floor Plan	12.001.PR03		12/11/2012
Proposed First Floor Plan	12.001.PR04	A	04/01/2013
Proposed Roof Plan	12.001.PR05		12/11/2012
Proposed Front Elevation	12.001.PR06		12/11/2012
Proposed Rear Elevation	12.001.PR07	A	04/01/2013
Proposed Side Elevations	12.001.PR08		28/12/2012
Proposed Sections	12.001.PR09		12/11/2012

## **6) UNI**

The first floor window to the south-eastern (side) elevation shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

### **BH2012/03685**

#### **287 Dyke Road Hove**

Enclosure of existing rear balcony with timber window.

**Applicant:** Care Management Group

**Officer:** Steven Lewis 290480

**Approved on 31/01/13 DELEGATED**

### **BH2012/03835**

#### **21 Dyke Road Avenue Hove**

Erection of two storey side extension and creation of balcony including balustrading and glazed screen above existing single storey rear extension.

**Applicant:** Mr Lance Cadell-Smith

**Officer:** Clare Gibbons 292454

**Approved on 15/02/13 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) BH14.02**

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.*

#### **4) UNI**

There is a Beech tree within the garden of no. 23 Dyke Road Avenue adjacent to the shared boundary with the application property which would be approximately 3m from the proposed extension. Any roots of this tree within the rear garden of the application property shall be protected to BS5837 (2005) Trees in Relation to Construction as far as is practicable. No development shall commence until an Arboricultural Method Statement is submitted to and approved in writing by the Local Planning Authority. The approved method of tree protection shall be implemented prior to commencement of works on site and retained until the

completion of the development hereby permitted.

*Reason: To afford adequate protection to a tree in the interest of the visual amenities of the area and to comply with policy QD16 of the Brighton & Hove Local Plan.*

**5) UNI**

The screening and balustrade to the balcony hereby approved shall be obscure glazed (as indicated in the email dated 14th February 2013) and thereafter permanently retained as such. The balcony shall not be brought into use until the approved obscure glazed screening has been installed in its entirety.

*Reason: To ensure a satisfactory appearance to the development, to protect adjoining properties from overlooking and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed two storey side extension	Drawing 2		5/12/2012
Proposed two storey side extension and balcony above existing single storey rear extension	Drawing 2		6/02/2013

**BH2012/03907**

**56 Tongdean Avenue Hove**

Alterations to existing annexe including enclosure of external staircase, installation of rooflights to pitched roof and installation of a pyramid rooflight to flat roof.

**Applicant:** Mr & Mrs Noble

**Officer:** Christopher Wright 292097

**Approved on 20/02/13 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 lower sills of the two rooflights proposed on the rear roof slope of the annex building hereby permitted shall be a minimum of 1.7 metres in height above the finished floor level of the room in which the rooflights are installed, and thereafter permanently retained as such.

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

**3) UNI**

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

*Reason: To safeguard visual amenity and in the interests of the character and appearance of the development and the amenities of the occupiers of nearby properties and in order to comply with policies HE6, QD14 and QD27 of the*



Brighton & Hove Local Plan.

#### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	56TA.01	a	11 Dec 2012
Block Plan	56TA.02	a	11 Dec 2012
Ground Floor Plan - Existing	56TA.03		7 Dec 2012
First Floor Plan - Existing	56TA.04		7 Dec 2012
Roof Plan - Existing	56TA.05		7 Dec 2012
South East Elevation - Existing	56TA.06		7 Dec 2012
South West Elevation - Existing	56TA.07		7 Dec 2012
North West Elevation - Existing	56TA.08		7 Dec 2012
North East Elevation - Existing	56TA.09		7 Dec 2012
Section AA - Existing	56TA.10		7 Dec 2012
Ground Floor Plan - Proposed	56TA.11		7 Dec 2012
First Floor Plan - Proposed	56TA.12	a	18 Jan 2013
Roof Plan - Proposed	56TA.13	a	18 Jan 2013
South East Elevation - Proposed	56TA.14	a	18 Jan 2013
South West Elevation - Proposed	56TA.15		7 Dec 2012
North West Elevation - Proposed	56TA.16	a	18 Jan 2013
North East Elevation - Proposed	56TA.17	a	18 Jan 2013
Section AA - Proposed	56TA.18	a	18 Jan 2013

#### 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 policies HE6, QD1 and QD14 of the Brighton & Hove Local Plan 2005.*

### **BH2012/03927**

#### **42A Shirley Drive Hove**

Erection of extension to create new first floor level with increased roof height.

**Applicant:** Rikton Ltd

**Officer:** Clare Gibbons 292454

**Refused on 08/02/13 DELEGATED**

#### 1) UNI

The proposed extension by virtue of its scale, height, position and proposed balcony would have an unacceptable overbearing effect and result in an unacceptable loss of privacy, detrimental to the amenity of occupiers of the neighbouring properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### 2) UNI2

The proposed extension by reason of scale, height, bulk, position, proposed balcony and openings would give the appearance of an incongruous addition to the street scene that would cause demonstrable harm to the character and appearance of the area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2012/04008**

**28 Leighton Road Hove**

Certificate of lawfulness for proposed loft conversion including rear dormer with double door and Juliet balcony and side dormer with fixed glazed obscured glass window.

**Applicant:** R Herriott

**Officer:** Jason Hawkes 292153

**Approved on 11/02/13 DELEGATED**

**BH2012/04079**

**19 Goldstone Crescent Hove**

Application for approval of condition 6, 8A & 9 of BH2012/00396 & BH2012/03057 as amended.

**Applicant:** Mr Kevin Stagg

**Officer:** Adrian Smith 290478

**Approved on 11/02/13 DELEGATED**

**BH2012/04090**

**Park House Old Shoreham Road Hove**

Application for approval of details reserved by condition 15 of BH2012/00114.

**Applicant:** Denne Construction

**Officer:** Christopher Wright 292097

**Approved on 04/02/13 DELEGATED**

**WESTBOURNE**

**BH2012/03555**

**83 Pembroke Crescent Hove**

Relay and extension of driveway.

**Applicant:** Mr Paul Braddick

**Officer:** Guy Everest 293334

**Refused on 14/02/13 DELEGATED**

**1) UNI**

The application site is within the Pembroke & Princes Conservation Area where the retention of front gardens is of significant importance in order to preserve the area's character. The extended hardstanding would further differentiate the application site from the pattern and character of surrounding development and would harm the street scene in this section of Pembroke Crescent. The proposal would fail to preserve or enhance the character or appearance of the Pembroke & Princes Conservation Area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 09, Architectural Features.

**BH2012/03723**

**Flat 1 36 Pembroke Crescent Hove**

Erection of single storey rear extension and infilling of side window.

**Applicant:** Mrs Emma Banks

**Officer:** Helen Hobbs 293335

**Refused on 08/02/13 DELEGATED**

**1) UNI**

The rear extension by reason of its height, width and design, does not relate sympathetically to the host property and to the unity of this pair of semi-detached houses. The proposed development would neither preserve nor enhance the character and appearance of the conservation area. The proposal is therefore considered to be contrary to policies QD14 and HE6 of the Brighton & Hove Local

Plan.

## 2) UNI2

The design, size and siting of the proposal would, by reason of loss of light and outlook, and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property no. 38 Pembroke Crescent, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2012/03732**

#### **Flat 2, 41 Langdale Gardens Hove**

Erection of ground floor single storey rear extensions and alterations to boundary wall.

**Applicant:** Ms Lynsey Keeley

**Officer:** Jason Hawkes 292153

**Approved on 31/01/13 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

Access to the flat roofs over the extensions hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

#### 4) UNI

The development hereby permitted shall be carried out in accordance with the 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 Site Plan	0139/PA/001		23/11/2012
Existing Ground Floor Plan	0139/PA/002		23/11/2012
Existing Elevations & Sections	0139/PA/003		23/11/2012
Proposed Ground Floor	0139/PA/004		23/11/2012
Proposed Elevations & Sections	0139/PA/005		23/11/2012
Existing & Proposed Block Plan	0139/PA/006		23/11/2012

### **BH2012/03877**

#### **8 & 8A Carlisle Road Hove**

Remodelling of 8 and 8A Carlisle Road to provide for a single dwelling with granny annexe at rear.

**Applicant:** Mr Brian O'Toole

**Officer:** Jason Hawkes 292153

**Approved on 06/02/13 DELEGATED**

#### 1) BH01.01

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

Report from: 31/01/2013 to: 20/02/2013

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

**2) BH06.01**

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.*

**3) UNI**

The granny annexe shall be used only as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and not as a separate dwelling unit in its own right.

*Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 and HO9 of the Brighton & Hove Local Plan.*

**4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 9or any order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration shall be carried out without planning permission obtained from the Local Planning Authority.

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

**5) UNI**

Access to the flat roof over the rear extension 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.*

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
As Existing Rear Elevation, Section, Block and Location Plan	154CR8/01		4/12/2012
As Existing Side Elevations	154CR8/02		4/12/2012
As Existing Ground Floor Plan	154CR8/03		23/01/2013
As Existing First Floor Plan	154CR8/04		4/12/2012
As Existing Second Floor Plan	154CR8/05		4/12/2012
As Existing Roof Plan	154CR8/06		4/12/2012
Proposed Rear Elevation, Section, Block & Location Plan	154CR8/07		4/12/2012
Proposed Side Elevations	154CR8/08		23/01/2013
Proposed Ground Floor Plan	154CR8/09		4/12/2012
Proposed First Floor Plan	154CR8/10		4/12/2012
Proposed Second Floor Plan	154CR8/11		23/01/2013
Proposed Roof Plan	154CR8/12		23/01/2013
As Existing Floor Plans with Dwelling Zones Detailed	154CR8/13		23/01/2013
Proposed Floor Plans with	154CR8/14		4/12/2012

Dwelling Zomes Detailed			
Existing and Proposed Front Elevation Zomes Detailed	154CR8/15		23/01/2013

### 7) UNI

The garage doors shall be side hung, centrally opening white painted timber doors as indicated on drawing no.154CR8/15, received on the 23rd January 2013, and shall be retained as such thereafter.

*Reason: To preserve the appearance of the building and surrounding area and in accordance with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*

### **BH2012/03884**

#### **St Christophers School 33 New Church Road Hove**

Erection of covered timber walkway to internal courtyard to replace existing. Installation of new windows and rooflights.

**Applicant:** St Christophers School

**Officer:** Helen Hobbs 293335

**Approved on 08/02/13 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	11814-PA-001		5/12/2012
Block plan	11814-PA-002		5/12/2012
Existing Floor plans	11814-PA-010		5/12/2012
Existing roof plans	11814-PA-011		5/12/2012
Existing sectional elevations	11814-PA-012		5/12/2012
Existing sectional elevations	11814-PA-013		5/12/2012
Proposed floor plans	11814-PA-014		5/12/2012
Proposed roof plans	11814-PA-015		5/12/2012
Proposed sectional elevations	11814-PA-016		5/12/2012
Proposed sectional elevations	11814-PA-017		5/12/2012

### **BH2012/04022**

#### **60 Montgomery Street Hove**

Certificate of Lawfulness for proposed loft conversion incorporating front rooflights and rear dormer and single storey rear extension.

**Applicant:** Mr Shane McEntee

**Officer:** Robert McNicol 292322

**Approved on 11/02/13 DELEGATED**

## **WISH**

### **BH2012/02053**

#### **17 Glebe Villas Hove**

Erection of rear and side single storey extension, new crossover and re-siting of front boundary pier.

**Applicant:** Mrs Nicola Joseph

**Officer:** Guy Everest 293334

**Refused on 20/02/13 DELEGATED**

#### **1) UNI**

The proposal, by reason of its size and resulting bulk, would create an overly dominant footprint which would not appear subservient to the existing dwellinghouse. The extension is therefore poorly designed and detailed in relation to the existing building and is contrary to the policy QD14 of the Brighton & Hove Local Plan.

### **BH2012/03420**

#### **80 Stoneham Road Hove**

Application for Approval of Details Reserved by Conditions 6 to 12 of application BH2011/01760

**Applicant:** Ms Matthew Newbury

**Officer:** Guy Everest 293334

**Split Decision on 18/02/13 DELEGATED**

#### **1) UNI**

Condition 9 requires details of landscaping and planting. No details for planting in the development have been submitted, particularly in relation to the southern boundary of the site.

#### **2) UNI2**

Condition 10 requires details of the construction methodology of the living wall and its subsequent aftercare. No details have been submitted.

#### **3) UNI3**

Condition 11 requires that the screening to balconies at second floor level be obscured glass whereas the submitted plans indicate louvres.

#### **4) UNI4**

Condition 12 requires a scheme to provide that residents of the development have no entitlement to a residents parking permit. No scheme has been submitted.

### **BH2012/03523**

#### **35 Brittany Road Hove**

Erection of single storey rear extension incorporating glazed roof.

**Applicant:** Ms Sylvia Pallermo

**Officer:** Guy Everest 293334

**Approved on 20/02/13 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 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 window shall be inserted in the northern (side) elevation of the hereby approved extension without planning permission obtained from the Local Planning Authority.

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

### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	A.001		06/11/2012
Proposed Plans and Elevations	D.001	D	22/01/2013

### **BH2012/03669**

#### **Land to Rear of 32 33 & 34 Boundary Road Hove**

Demolition of existing rear store and erection of 2no single storey one bedroom dwellings.

**Applicant:** Mr Daniel Barker

**Officer:** Clare Gibbons 292454

**Approved on 31/01/13 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) BH02.03**

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.*

#### **3) BH02.07**

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

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

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

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

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

**6) BH05.01B**

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.*

**7) 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 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.*

**8) 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.*

**9) UNI**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan & Block Plans	AL-100	C	5/12/2012
Existing Store Elevations	AL-104		4/12/2012
Existing Plans	AL-03	A	5/12/2012



Proposed Plans & Lifetime Homes Compliance Checklist	AL-101	C	5/12/2012
Proposed Elevations & Sections	AL-102		20/11/2012

### 10) UNI

A scheme for the treatment of all site boundaries shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The approved boundary treatment shall thereafter be erected before first occupation of either dwellings hereby approved and thereafter retained at all times.

*Reason: To prevent overlooking of neighbouring properties, in the interests of residential and visual amenity in compliance with policy QD27 of the Brighton & Hove Local Plan.*

### 11) UNI

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

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

## **BH2012/04018**

### **2 Jesmond Close Hove**

Hip to gable roof extension incorporating removal of existing rear dormer and installation of Juliet balcony with balustrading. Installation of front dormer and alterations to fenestration.

**Applicant:** Mr & Mrs McKenzie

**Officer:** Robert McNicol 292322

**Refused on 11/02/13 DELEGATED**

### 1) UNI

By virtue of its design, size and positioning, the proposed front dormer would be an unattractive addition that would dominate the appearance of the front roof slope and poorly relate to the front elevation of the property. By virtue of its design and additional bulk, the proposed rear roof extension and Juliet balconies would give the property an unattractive top-heavy appearance, dominating the rear elevation of the building and resulting in a form and scale that would be unsympathetic to the domestic character of the property. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan and to advice in the Council's adopted SPGBH1 'Roof Alterations and Extensions'.

## **WITHDRAWN APPLICATIONS**

### **BH2012/03950**

#### **70 Braemore Road Hove**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormers, 2no rooflights to the front, 1no window to gable end and alterations to elevations.

**Applicant:** Mr John Rose

**Officer:** Robert McNicol 292322

**WITHDRAWN ON 08/02/13**

**BH2013/00161**

**21 Glebe Villas Hove**

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

**Applicant:** Mr Tim Davies

**Officer:** Robert McNicol 292322

**WITHDRAWN ON 05/02/13**