

PLANS LIST 03 APRIL 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

BH2012/02412

Mill House Overhill Drive Brighton

Application for Approval of Details Reserved by conditions 3, 7, 9, 10, 11, 12, 13, 14 and 16 of application BH2011/01154.

Applicant: Ballards Mill Developments Ltd

Officer: Anthony Foster 294495

Approved on 08/03/13 DELEGATED

BH2012/02822

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

Application for Approval of Details Reserved by Condition 14 of application BH2011/03358.

Applicant: Hallmark Care Homes

Officer: Liz Arnold 291709

Approved on 25/02/13 DELEGATED

BH2012/03136

Mill House Overhill Drive Brighton

Application for Approval of Details Reserved by Conditions 3, 8, 10, 11, 13, 16, and 17 of application BH2010/03233.

Applicant: Ballards Mill Developments Ltd

Officer: Anthony Foster 294495

Split Decision on 08/03/13 DELEGATED

1) UNI

Approve the details pursuant to conditions 3, 8, 10, 11, 13, and 16 subject to full compliance with the submitted details.

1) UNI

Insufficient information has been submitted in relation the measures to improve ecological biodiversity on the site as required by condition 17.

BH2012/03139

Mill House Overhill Drive Brighton

Application for Approval of details reserved by Conditions 7, 10, 11, 12, 13, 15 and 17 of application BH2011/03827.

Applicant: Mr Alan Maysey

Officer: Anthony Foster 294495

Split Decision on 08/03/13 DELEGATED

1) UNI

The details pursuant to conditions 7, 10, 11, 12, 13, and 15 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 17 are NOT APPROVED for the reason(s) set out below.

1. Insufficient information has been submitted in relation the measures to improve ecological biodiversity on the site as required by condition 17.

BH2013/00019

23 Graham Avenue Brighton

Erection of single storey rear extension and first floor side extension.

Applicant: Mr Matthew Johns

Officer: Wayne Nee 292132

Refused on 28/02/13 DELEGATED

1) UNI

The proposed first floor side extension, by virtue of its excessive bulk, height, width and inadequate setback from the main elevation would form an unduly prominent addition that would visually compete with the original form of the dwelling and would fail to appear subservient to the host building. The proposal would overall therefore detract from the character and appearance of the existing property and the wider street scene and would be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/00058

2A Woodbourne Avenue Brighton

Certificate of Lawfulness for proposed alterations to existing rear lean to including new tiled pitched roof, flat roof extension to side elevation and alterations to windows.

Applicant: Mr William & Mrs Eileen Palmer

Officer: Louise Kent 292198

Approved on 07/03/13 DELEGATED

BH2013/00123

14 Winfield Avenue Brighton

Certificate of lawfulness for proposed alterations to garden/hardstanding at front of house.

Applicant: Mrs Jeanette Potter

Officer: Chris Swain 292178

Approved on 12/03/13 DELEGATED

BH2013/00124

8 Greenfield Close Brighton

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

Applicant: Mr Michael Proffitt

Officer: Pete Campbell 292359

Approved on 12/03/13 DELEGATED

PRESTON PARK

BH2012/03318

103 Springfield Road Brighton

Alterations to front entrance including boundary wall and replacement of barge boards and ridge tiles to the roof.

Applicant: Mr Matthew Wilmshurst

Officer: Chris Swain 292178

Approved on 22/02/13 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
Site plan			17 October 2012
Existing floor plans & section	PL01		17 October 2012
Proposed floor plans & section	PL02	A	24 January 2013

3) UNI

All roof ventilation shall use flush and concealed ridge and eaves ventilators and any extract outlets through the roofs shall be at the rear only and have concealed or tile vents to match the roof covering.

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

4) UNI

The new carved barge boards to the gable above the window bay shall match exactly the existing original barge boards at No.105 Springfield Road.

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

5) UNI

The new tiled path shall be constructed of encaustic tiles which are laid tight together without gaps in between in the traditional method all to match the original tiled path at No 105 Springfield Road, including its tile sizes, colours and pattern.

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

BH2012/03356

1A Hythe Road Brighton

Change of use from office/workshop (use class B1) to residential dwelling (use class C3)

Applicant: Ms Jill Mercer

Officer: Jonathan Puplett 292525

Refused on 13/03/13 DELEGATED

1) UNI

The proposed redevelopment of the site to form a detached dwelling and associated outdoor amenity space would be out of keeping with the character and pattern of development of the surrounding area and would result in an incongruous form of development. The immediate proximity of surrounding residential dwellings would mean that the nature and appearance of the proposed development would be highly prominent and visually intrusive. The proposed development is therefore contrary to policies QD1, QD2, QD3, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would provide a small and cramped unit of accommodation with a poor quality of outlook and limited natural light levels. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to secure an acceptable standard of accommodation for future

occupiers.

3) UNI3

The proposed flue to serve a wood burner would cause smoke nuisance and air pollution to the detriment of the amenity of neighbouring occupiers, contrary to policies SU9 and QD27 of the Brighton & Hove Local Plan.

BH2012/03376

100A Stanford Avenue Brighton

Conversion of existing garage to habitable living space.

Applicant: Ms Caroline Moor

Officer: Pete Campbell 292359

Approved on 21/02/13 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 drawings	E03		23/10/2012
Proposed plans and elevations	P03		23/10/2012
Proposed site plan	P02	A	06/02/2013
Proposed location plan	P01	A	08/02/2013

BH2012/03959

Yew Tree House 5B Preston Park Avenue

Proposed extension to existing garage with sedum flat roof.

Applicant: Mr Mick Paskins

Officer: Robin K Hodgetts 292366

Refused on 25/02/13 DELEGATED

1) UNI

The proposed extension by reason of its materials, roof arrangement and design would result in a development having an adverse visual impact on the appearance and existing character of the host building and the wider Preston Park Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/04019

43 Dyke Road Drive Brighton

Loft conversion incorporating rear dormer and front rooflights.

Applicant: Mr David Crowther

Officer: Pete Campbell 292359

Refused on 25/02/13 DELEGATED

1) UNI

The proposed rear dormer by virtue of its excessive size, uncomplimentary design and large areas of cladding would adversely impact upon the appearance and character of the host property, the rear of the terrace and the adjoining conservation area and as such is contrary to SPGBH1 and policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/00005

53 Springfield Road Brighton

Demolition of existing garage and lean-to at rear and erection of a new rear/side extension. Installation of railings to window sills to front and new soil pipe to rear.

Applicant: Mr C Newson

Officer: Jonathan Puplett 292525

Approved on 25/02/13 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) 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.

4) UNI

The west facing side windows of the extension hereby approved shall not be glazed otherwise than with obscured glass and thereafter shall 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.

5) UNI

No railings to window cills shall be installed until full details of the design and material of the proposed railings including 1:5 scale drawings 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan and block plan	467/3	A	07/01/2013
Existing plans and elevations	467A/1		02/01/2013
Proposed plans and elevations	467A/A2		02/01/2013

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, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed to 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.

BH2013/00018

19-29 Preston Road Brighton

Installation of biomass boiler and 6m stainless steel flue. (Part retrospective)

Applicant: CDA Southern Ltd

Officer: Kate Brocklebank 292175

Refused on 05/03/13 DELEGATED

1) UNI

In the absence of evidence to the contrary, the applicant has failed to demonstrate that the proposed flue will not negatively impact upon existing pollution and nuisance situation or reduce the planning authority's ability to meet the Government's air quality targets. Further, there has been a failure to demonstrate that the effect on neighbouring development will not be detrimental or make the existing pollution and/or nuisance situation worse. The application is therefore contrary to Policy SU9 of the Brighton & Hove Local Plan.

2) UNI2

The flue by reason of its design, height, prominence and close proximity to neighbours represents an incongruous, obtrusive and unneighbourly form of development contrary to QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2013/00047

144 Waldegrave Road Brighton

Erection of single storey rear infill extension and loft extension with rear dormer and front and rear rooflights.

Applicant: Dr Harjinder Heer

Officer: Chris Swain 292178

Refused on 07/03/13 DELEGATED

1) UNI

The proposed rear extension by reason of its height, design, depth and scale would result in an overly dominant addition that relates poorly to the existing building. The incongruous design would be out of character with the traditional form of the building and would have a significantly detrimental impact upon the appearance and character of the building and the wider Preston Park Conservation Area, contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear extension, by reason its height, design and depth would result in a significantly overbearing impact and an unacceptable sense of enclosure towards the adjoining property, No.146 Waldegrave Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear dormer and rooflight, by virtue of their size, positioning and inappropriate design form incongruous additions, detrimental to the appearance of the building and the character and appearance of the Preston Park Conservation Area. The development is therefore contrary to policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan and to Supplementary Planning

BH2013/00082**140 Waldegrave Road Brighton**

Installation of rooflight to front roof slope. (Retrospective).

Applicant: Mr D Cusack**Officer:** Louise Kent 292198**Approved on 04/03/13 DELEGATED****1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing & proposed elevations			27 February 2013
Site plan			11 January 2013
Manufacturers details - Size specified			11 January 2013
Front elevation photograph			11 January 2013

BH2013/00115**369 Ditchling Road Brighton**

Remodelling of existing bungalow including rear infill extension at ground floor level. Raising of height and alterations to roof to facilitate creation of additional floor incorporating terrace area at first floor level to rear and associated works.

Applicant: Elizabeth O'Kane**Officer:** Pete Campbell 292359**Approved on 13/03/13 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 samples of the materials (including brickwork, roof tiles and wall tiles) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.***3) UNI**

The first floor rear terrace shall not be brought into use until the privacy screens as shown on drawing no.1208-02C have been fully installed. The privacy screens should be retained thereafter.

*Reason: To safeguard the privacy of the occupiers of the neighbouring properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.***4) UNI**

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

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

Plan Type	Reference	Version	Date Received
OS Plan, Site Plan. Existing Plans and Elevations	1208-01A		15/01/2013
Proposed Plans & elevations	1208-02C		14/02/2013

BH2013/00210

Rear of 375 Ditchling Road Brighton

Application to extend time limit for implementation of previous approval BH2010/00358 for demolition of existing garage and erection of detached chalet bungalow.

Applicant: Jayne Leader

Officer: Liz Arnold 291709

Approved on 04/03/13 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 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) UNI

The windows within the rear dormer window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

The garage hereby approved shall be used only for the parking of private vehicles or for purposes incidental to the enjoyment of the dwellinghouse and for no business or industrial use whatsoever.

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.

7) UNI

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

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

8) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 12th February 2010 shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

9) UNI

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 5 for the residential unit 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 unit has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

10) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development including boundary screening, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development and details of the planting of 2 or more Birch Trees or similar ornamental trees on the Balfour Road frontage. The scheme shall be implemented fully in accordance with the approved details.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the 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.

12) UNI

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

retained for use at all times.

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

13) UNI

The development hereby permitted shall 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.

14) 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.

15) UNI

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

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

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan/Block Plan	2063/P204	B	16/04/2010
Location Plan, Block Plan as Existing and Site Sections as Existing	2063/E201	A	23/02/2010
Elevations as Proposed	2063/P203	B	16/04/2010
Floor Plans	2063/P202	B	16/04/2010
Location Plan, Block Plan as Existing and Proposed and Street Elevation as Proposed	2063/P201	B	16/04/2010
Sections as proposed	2063/P205		16/04/2010

REGENCY

BH2012/03480

2 Ship Street Brighton

Alterations to lower ground, ground and first floor restaurant (A3) to create a rear maisonette at lower ground and ground floor level and a first floor flat with retention of A3 unit at front lower ground and ground floor level. Conversion of upper 3 storey maisonette into 2no self contained flats. External alterations including partial infilling of rear first floor courtyard to create lightwell, creation of residential access door to front elevation and revised fenestration.

Applicant: Mr Pete Bradford

Officer: Guy Everest 293334

Refused on 06/03/13 DELEGATED

1) UNI

The development would create accommodation at basement, ground and first floor level below the standard that the Council would reasonably expect by virtue of habitable rooms of an inadequate size and layout and insufficient natural light and outlook. The development would create oppressive living conditions which would fail to meet the likely needs of future occupants. The development is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in the loss of an existing family sized small unit of residential accommodation from the City's housing stock. The existing three-storey maisonette is unsuitable for conversion into smaller units of accommodation by virtue of an original floor area of less than 115 sq metres and less than four bedrooms as originally built. The conversion would create accommodation unsuitable for family occupation and below the standard that the Council would reasonably expect due to habitable rooms of an inadequate size. The proposal is therefore contrary to policies QD27 and HO9 of the Brighton & Hove Local Plan.

BH2012/03619

51 West Street Brighton

Display of 2no internally illuminated fascia signs, 2no internally illuminated projecting signs, 5no non-illuminated externally applied vinyl overlays and 1no internally illuminated buckle.

Applicant: Lloyds Banking Group

Officer: Christopher Wright 292097

Refused on 26/02/13 DELEGATED

1) UNI

The accuracy and detail of the drawings submitted is insufficient to fully assess the impact of the proposed signage on visual amenity. As such the proposal is contrary to the requirements of policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements

BH2012/03784

24 Montpelier Place Brighton

Reconstruction of first and second floor rear extensions, roof mounted solar panels and associated external alterations, replacement of third floor rear window and internal alterations to third floor.

Applicant: Mr J P Kelly

Officer: Robert McNicol 292322

Approved on 04/03/13 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 external stucco mouldings for the two new rear windows hereby permitted, including 1:20 scale elevations and 1:1 scale sections, 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

The new skirting boards to the additional internal third floor walls hereby permitted shall match exactly the original skirting on this floor in materials, detail and finish and shall be maintained as such thereafter.

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

4) UNI

No works shall take place until full details of the proposed support cradle for the solar panels hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

The highest part of the solar panels and any associated support structure hereby permitted shall be positioned no higher than the highest part of the roof, excluding any chimney.

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

BH2012/03785

24 Montpelier Place Brighton

Reconstruction of first and second floor rear extensions, roof mounted solar panels and associated external alterations, replacement of third floor rear window and internal alterations to third floor.

Applicant: Mr J P Kelly

Officer: Robert McNicol 292322

Approved on 04/03/13 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 full details of the external stucco mouldings for the two new rear windows hereby permitted, including 1:20 scale elevations and 1:1 scale sections, 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.

Plan Type	Reference	Version	Date Received
Site location plan			27/11/2012
Existing floor plans	001	E	18/02/2013
Existing elevations	002	C	14/01/2013
Proposed floor plans	101	E	18/02/2013
Proposed elevations	102	E	18/02/2013
Proposed window details	103	A	14/01/2013
Structural roof survey			28/01/2013
Solar panel quotation and specification	2578		16/01/2013

3) UNI

The highest part of the solar panels hereby permitted, and any associated support structure, shall be positioned no higher than the highest part of the roof, excluding any chimney.

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

4) UNI

No works shall take place until full details of the proposed support cradle for the solar panels hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

5) UNI

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

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

BH2012/03908

56 Western Road Brighton

Alterations including new shop front and replacement of 2no air conditioning units and erection of 2no satellite dishes on roof.

Applicant: Coral Racing Ltd

Officer: Adrian Smith 290478

Approved on 28/02/13 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

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

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

3) UNI

The rear door to the Clarence Gardens frontage shall be painted to match the shopfront hereby permitted and retained as such at all times.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	SP01		07/12/2012
Existing plans and elevations	AS01 AS02	C	07/12/2012 07/12/2012
Proposed plans & elevations	COR1616/OPT02 AB03		19/02/2013 13/12/2012

5) UNI

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

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

BH2012/04012

16 Little Preston Street Brighton

Conversion of ancillary retail storage (A1) to 2no studio flats including installation of metal staircase to rear, alterations to fenestration and associated works.

Applicant: Mr F Miah

Officer: Jason Hawkes 292153

Refused on 07/03/13 DELEGATED

1) UNI

The two studio flats would be limited in size (with living areas no more than 20m²) and, with all the necessary furniture in place, the flats would result in confined and cramped living spaces. The ground floor flat would suffer severe lack of privacy or have limited light and outlook if blinds or curtains were constantly drawn to the one window serving the flat in order to maintain privacy.

The recessed entrance is also considered unacceptable given the potential danger to residents using the entrance, especially at night. The scheme also lacks sufficient refuse and recycling storage facilities for the two flats. Having regard to above, the scheme is deemed to result in an inappropriate standard of accommodation and is contrary to policies SU2, QD2 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

On the basis of a bicycle being an average of 1800mm long and 650-700mm wide, there is insufficient space for 2 bicycles to be adequately accommodated within the proposal. The scheme is therefore deemed to be contrary to policy TR14 which requires new development to provide secure and convenient cycle storage.

BH2012/04097

49A Norfolk Square Brighton

Application for removal of condition 8 of application BH2011/03051 (Conversion of house in multiple occupation to form 1no 1 bed flat and 1no 2 bed flat) which states that 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.

Applicant: Gloucester Place Properties Plc

Officer: Adrian Smith 290478

Approved on 04/03/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 23 December 2014.

Reason: To accord with the original permission and to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan			22/01/2013
Existing plans and elevations	2332/EX/PL/10		22/01/2013
Proposed plans and elevations	2332/PR/PL/11		22/01/2013

3) UNI

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

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

4) UNI

The development hereby permitted shall not be occupied 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.

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

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted sustainability checklist received on the 27th October 2011 have been fully implemented within each new dwelling.

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

7) UNI

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

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

8) UNI

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

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

BH2013/00411

49A Norfolk Square Brighton

Application for approval of details reserved by condition 8 of application BH2012/04097.

Applicant: Gloucester Place Properties Plc

Officer: Adrian Smith 290478

Approved on 05/03/13 DELEGATED

ST. PETER'S & NORTH LAINE

BH2012/00319

Blenheim House 119-120 Church Street Brighton

Change of use of second floor from offices (B1) to mixed use English Language school (D1) and offices (B1).

Applicant: St Giles Schools of Languages Ltd

Officer: Sue Dubberley 293817

Approved after Section 106 signed on 08/03/13 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 (Use Classes) Order 1987 or any amendment thereto the premises shall be used only as an executive educational facility and for related teacher training and for no other purpose. Upon cessation of use as an executive educational facility and related teacher training the premises shall return to its former use as offices (class B1).

Reason: To avoid the permanent loss of office accommodation contrary to Policy EM5 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. DN4045-05C. received on 22 February 2012.

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

BH2012/02079

Land Rear of 51 Buckingham Place Brighton

Application for Approval of Details Reserved by Conditions 3i, ii, iii, iv, v and vi of application BH2011/00730 (appeal ref APP/Q1445/A/11/2155953/NWF).

Applicant: Clifton Properties

Officer: Sue Dubberley 293817

Split Decision on 11/03/13 DELEGATED

1) UNI

3i insufficient information has been submitted.

2) UNI2

3iii No details of the solar panels have been submitted.

3) UNI3

3v insufficient information has been submitted.

4) UNI4

3vi some of the sample materials submitted are not acceptable.

BH2012/02557

15 North Road Brighton

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

Applicant: Giraffe

Officer: Chris Swain 292178

Approved on 26/02/13 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.

BH2012/02576

26-28 Elder Place & 58 London Road Brighton

Reconfiguration of existing office space and erection of two new storeys above existing ground and first floors to facilitate the creation 3no one bedroom flats, 3no two bedroom flats, 2no three bedroom flats and 1no studio flat incorporating balconies with glazed balustrades and associated external alterations.

Applicant: Good Food Limited

Officer: Clare Gibbons 292454

Refused on 25/02/13 DELEGATED

1) UNI

The proposal would result in the loss of employment floorspace that is currently occupied and so the proposal is contrary to policy EM3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed scale, form and massing would result in an incongruous development that would stand out as an unsympathetic addition in the street scene and contrary to the succession of buildings between London Road and Elder Place. The proposed materials, heavy fascia, pattern of fenestration and balustrade at fourth floor level would introduce alien features. The proposal is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

3) UNI3

The proposed scale and massing of the development along with the introduction of significantly more windows and terraces would result in an unacceptable sense of enclosure and loss of privacy to the detriment of the amenity of neighbouring residential occupiers in London Road, contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

A Waste Minimisation Statement has not been submitted and so there is insufficient evidence to demonstrate how elements of Sustainable Waste Management have been incorporated into the scheme to reduce the amount of waste being sent to landfill, contrary to policy SU13 of the Brighton & Hove Local Plan.

BH2012/03071

41A Bond Street Brighton

Application for Approval of Details Reserved by Conditions 6, 7, 9, 10 and 11 of application BH2012/00577.

Applicant: Mr George Georgio

Officer: Anthony Foster 294495

Split Decision on 27/02/13 DELEGATED

BH2012/03333

85 Lewes Road Brighton

Change of use to motorcycle repair garage/MOT testing centre (B1/B2) and motorcycle sales and accessory sales (Sui Generis/A1). Alterations to rear access of building.

Applicant: C D Scooters

Officer: Jonathan Puplett 292525

Approved on 21/02/13 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 use hereby approved shall not operate other than between 08.00 and 18.00 Monday to Friday and 09.00 and 17.00 on Saturdays, and not at any time on Sundays and Bank Holidays.

Reason: To protect the amenity of neighbouring occupiers and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

All vehicles accessing the site for servicing, repairs and MOTs shall be parked within the extent of the site and not on the adopted highway.

Reason: In the interests of highway safety and to meet policies TR1 and TR7 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			21/11/2012
Block plan			21/11/2012
Applicant letter			19/10/2012
Existing plan, section & elevation			30/11/2012
Proposed plan, section & elevation			30/11/2012

BH2012/03387

10 Jubilee Street Brighton

Installation of new shop front.

Applicant: Mr Mike Taylor

Officer: Robin K Hodgetts 292366

Refused on 07/03/13 DELEGATED

1) UNI

The shopfront, by reason of a transom level that fails to respect the style, design and appearance of the adjoining shopfronts, is harmful to the host building and wider street scene and fails to preserve or enhance the character or appearance of the North Laine Conservation Area. The proposal is therefore contrary to policies QD2, QD5, QD10 and HE6 of the Brighton & Hove Local Plan and to advice in the SPD02 'Shop front design' and in the Council's 'Design guidelines for shopfronts and signs in the Jubilee Street development' (27 September 2005).

BH2012/03647

Chapel Royal 164 North Street Brighton

Change of use to restaurant/café incorporating alterations to entrance.

Applicant: Mrs Jo Thompson

Officer: Liz Arnold 291709

Refused on 04/03/13 DELEGATED

1) UNI

The proposed internal excavation and the provision of new structural plinths, which are necessary to facilitate the proposed change of use, would have detrimental impacts upon the building's historic character and result in the loss of important historic features. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan and fails to sustain and enhance the significance of heritage asset because the proposed use is not consistent with its conservation, as required by the National Planning Policy Framework.

2) UNI2

The applicant has failed to provide sufficient information in relation to the ventilation systems required for the proposed restaurant and the external materials for the finish of the basement 'well'. As such the Local Planning Authority is unable to fully assess the impacts that these works would have upon the character, architectural setting and significance of the parent Grade II* Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2012/03712

44 West Hill Street Brighton

Erection of single storey rear extension and installation of rooflights to front and rear roof slopes.

Applicant: Mr Chris Banks

Officer: Louise Kent 292198

Approved on 25/02/13 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

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed floor plans and elevations	06/09/12	Rev. E	19/12/2012
Location plan			14/12/2012
Block plan			19/12/2012

BH2012/03863

70B Ditchling Rise Brighton

Replacement of windows from timber to UPVC.

Applicant: Mrs Foreman

Officer: Pete Campbell 292359

Approved on 11/03/13 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
Block plan			03/12/2012
Window drawings existing and proposed	9834-1		03/12/2012
Sash window sections			08/02/2013
Casement window section			03/12/2013
Window component detail			03/12/2013
Supporting photographs			03/12/2013

BH2012/03936

9 Vine Street Brighton

Demolition of garage and erection of 1no three storey town house.

Applicant: Mrs Shelley Bloom

Officer: Wayne Nee 292132

Refused on 25/02/13 DELEGATED

1) UNI

The proposed three storey house, by reason of the inappropriate setback of the second floor and the creation of non-traditional balcony railings, would not relate well to the characteristics of existing buildings on the street. The proposed design would not preserve or enhance the character and appearance of the conservation area, which is considered contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

BH2012/03937

9 Vine Street Brighton

Demolition of garage.

Applicant: Mrs Shelley Bloom

Officer: Wayne Nee 292132

Refused on 25/02/13 DELEGATED

1) UNI

In the absence of an acceptable replacement scheme for the site, the demolition of the existing building would result in the creation of an unsightly area of land that would be detrimental to the character and appearance of the North Laine Conservation Area, contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2012/03941

23 New Road Brighton

Internal alterations to convert existing rear office into toilets. (part retrospective)

Applicant: Amodoma Capital Ltd

Officer: Chris Swain 292178

Refused on 06/03/13 DELEGATED

1) UNI

Notwithstanding the lack of detail within the submission the proposed alterations would disrupt the original proportions and layout of the room harming the historic character and appearance of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Listed Building Interiors (SPG11).

BH2012/04004

5 Frederick Terrace Frederick Place Brighton

Extension into loft space of existing office building with rooflights to front and rear.

Applicant: Orb Talk

Officer: Chris Swain 292178

Approved on 22/02/13 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 location plan			17/12/2012
Block plan			17/12/2012
Existing floor plans	10		17/12/2012
Proposed floor plans and section AA	11		17/12/2012
Existing & proposed elevations	12		17/12/2012

BH2012/04043

3 - 7 Preston Circus Brighton

Display of 3no internally illuminated fascia signs, 2no internally illuminated projecting signs, 1no internally illuminated square, 1no acrylic ATM collar, 1no ATM aluminium surround, 1no externally applied letter box vinyl, 1no externally applied vinyl name plate and 1no internally applied vinyl overlay.

Applicant: Lloyds Banking Group

Officer: Sonia Gillam 292265

Refused on 04/03/13 DELEGATED

1) UNI

In the absence of detailed elevation drawings showing all of the proposed advertisements, the accuracy and detail of the drawings and photomontages submitted is insufficient to fully assess the impact of the proposed signage on visual amenity and the character of the area. As such, the proposal is contrary to the requirements of policies QD12 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

2) UNI2

Notwithstanding the first reason for refusal, having regard to the inappropriate coverage, poor siting, scale and illumination of the proposed signage, the overall cumulative impact would result in a cluttered appearance that would detract from the character and appearance of the building and adversely affect the visual amenity of the wider area. As such, the proposal is contrary to the requirements of policies QD12 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

BH2012/04103**34A & B Terminus Road Brighton**

Replacement of existing wooden sash windows with white U.P.V.C double glazed casement windows to both maisonettes throughout the property.

Applicant: Mr Michael Cohen

Officer: Pete Campbell 292359

Refused on 05/03/13 DELEGATED

1) UNI

The proposed replacement windows by virtue of the use of inappropriate materials, uncomplimentary designs and method of opening are considered to be detrimental to the character and appearance of the applicant property, the street scene and the surrounding West Hill Conservation Area. The application is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005 and the guidance set out in SPD09, 'Architectural Features'.

BH2013/00004**16 Kew Street Brighton**

Conversion of garage into habitable living space with front bay window.

Applicant: Mr Ian Tomlinson

Officer: Pete Campbell 292359

Approved on 01/03/13 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			02/01/2013
Block plan			02/01/2013
Existing & proposed plans and elevations	DWG.No.TKS/01/R1		22/02/2013
Window design drawing			22/02/2013
Bay window section			22/02/2013
Window section detail			22/02/2013

BH2013/00011**The Level Lewes Road Brighton**

Application for approval of details reserved by conditions 4 and 5 of BH2012/01598.

Applicant: Mrs Gill Thompson

Officer: Liz Arnold 291709

Approved on 21/02/13 DELEGATED

BH2013/00013**10 Guildford Street Brighton**

Erection of first floor rear extension above existing outrigger.

Applicant: Weatherstone Properties

Officer: Pete Campbell 292359

Approved on 01/03/13 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & site location plan	TA 703 /01		03/01/2013
Existing floor plan	TA 703 /02		03/01/2013
Existing elevations	TA 703 /03		03/01/2013
Existing section AA	TA 703 /04		03/01/2013
Proposed floor plans	TA 703 /10		03/01/2013
Proposed elevations	TA 703 /11		03/01/2013
Proposed section AA	TA 703 /12		03/10/2013

BH2013/00028**Brighton Station Queens Road Brighton**

Application for approval of details reserved by conditions 14 xiii and 14 xiv of BH2012/02454.

Applicant: Southern Railway Ltd

Officer: Liz Arnold 291709

Approved on 04/03/13 DELEGATED

BH2013/00039**165-169 North Street Brighton**

Display of 2no fascia signs and 2no internally illuminated menu boxes mounted on wall (Retrospective).

Applicant: La Tasca Restaurants Ltd

Officer: Liz Arnold 291709

Approved on 27/02/13 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.

BH2013/00041

165-169 North Street Brighton

Display of 2no fascia signs and 2no internally illuminated menu boxes mounted on wall (Retrospective).

Applicant: La Tasca Restaurants Ltd

Officer: Liz Arnold 291709

Approved on 27/02/13 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.

BH2013/00069

31 - 33 Bath Street Brighton

Application for variation of condition 3 of application BH2012/02147 (Demolition of existing buildings to be replaced with proposed development of 5no residential dwellings to the rear of the site and 3no live-work units at the front of the site) to allow the demolition of the existing buildings up to 15 April.

Applicant: PSPF 70 LLP

Officer: Wayne Nee 292132

Approved on 12/03/13 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 following details shall be submitted to and approved in writing by the Local Planning Authority before works commence:

i) sectional profiles at 1:1 scale of window, door and shopfront frames.

ii) details and samples of materials.

iii) details of colours and finishes.

The scheme shall then be carried out in strict accordance with the agreed details.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no demolition of the building shall take place during the bird nesting season (15 April - 31 August inclusive).

Reason: To ensure that nesting birds are not disturbed and to comply with policy QD18 of the Brighton & Hove Local Plan.

4) UNI

The upper half of the sash windows servicing the bathrooms within units R4 and R5 shall not be glazed otherwise than with obscured glass and shall also be fixed shut and thereafter permanently retained as such.

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

5) UNI

The top half of the sash windows servicing the second bedrooms within the rear elevations of units R2 and R3 hereby approved shall not be glazed otherwise than with obscured glass and shall also be fixed shut and thereafter permanently retained as such.

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

6) UNI

The walls of the new buildings shall be smooth rendered down to ground level and shall not have bell-mouth drips or channels.

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

7) UNI

All new rainwater goods, soil and other waste pipes shall be in cast iron.

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

8) UNI

All planting, seeding or turfing comprised in the approved details 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 accord with policy QD15 of the Brighton & Hove Local Plan.

9) UNI

The use of the three units fronting Bath Street hereby permitted shall be for live / work units only, comprising a mixed Use Class B1 and Use Class C3 use in accordance with the approved floor plans, and shall exclude the use of the whole premises for an individual Class B1 or Class C3 use.

Reason: For the avoidance of doubt and in order to secure a mixed live / work use in compliance with policy EM8 of the Brighton & Hove Local Plan.

10) UNI

No outside working or storage shall be permitted at any time.

Reason: To protect neighbour amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

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

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

13) UNI

Unless otherwise agreed in writing, no development shall commence until details of the proposed green walling and chalk grassland roof, including a timetable for implementation, maintenance programme, sections of the grassland roof and seed mix, have been submitted to and approved in writing by the Local Planning Authority. 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.

14) UNI

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

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

15) UNI

No development shall take place until elevational details of the refuse and

recycling storage indicated on the approved plans have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation 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 policies SU2 and QD27 of the Brighton & Hove Local Plan.

16) UNI

Notwithstanding the approved drawings, no development shall commence until details including a 1:10 scale elevation of the architectural metalwork of the Juliet balconies and the central entrance gates, which shall be of an artistic design, have been submitted to and approved in writing by the Local Planning Authority.

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

17) UNI

Notwithstanding the approved drawing no. TA657/18, no development shall commence until full details of the balcony balustrades have been submitted to and approved in writing by the Local Planning Authority. All glazing to the second floor rear balconies hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

18) UNI

A method statement setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, shall be submitted to and approved by the Local Planning Authority before works commence. The demolition and construction works shall be carried out and completed full in accordance with the approved method statement.

Reason: To ensure satisfactory protection of the existing boundary walls which are considered to be an important feature within the conservation area, in accordance with policy HE6 of the Brighton & Hove Local Plan.

19) UNI

Before development commences details of the treatment to all boundaries to the site including details of any retained walling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details prior to first occupation of the development and retained 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.

20) UNI

No development shall commence until details of the type and location of a swift nesting box has been submitted to an approved in writing by the Local Planning Authority. The box shall then be provided in accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To ensure protection of species on the site in accordance with policy QD18 of the Brighton & Hove Local Plan.

21) UNI

No development shall take place until a scheme for landscaping has been submitted to and approved by the Local Planning Authority, which shall include hard and soft landscaping, tree and shrub planting, level changes, reinstated paths, new paths and hard paved areas, fences, walls and gates, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to accord with policy QD15 of the Brighton &

Hove Local Plan.

22) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the local planning authority and the use of the premises shall not commence until all specified works have been carried out to the satisfaction of the local planning authority. Machinery shall not be operated outside of business hours.

Reason: To protect neighbour amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

23) UNI

A scheme for the soundproofing of the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The end use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority.

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

24) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover to Bath Street 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.

25) 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.

26) 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.

27) 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.

28) UNI

The development hereby permitted shall 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	TA657/01		11/07/2012
Block plans	TA657/02		11/07/2012
Existing plans and elevation	TA657/03		11/07/2012
Proposed site plan	TA657/10		11/07/2012
Proposed lower ground floor plan	TA657/11		11/07/2012
Proposed ground floor plan	TA657/12	A	11/07/2012
Proposed first floor plan	TA657/13		07/09/2012
Proposed second floor plan	TA657/14		11/07/2012
Proposed section AA	TA657/15		11/07/2012
Proposed Bath Street elevation	TA657/16	A	07/09/2012
Proposed courtyard (north)	TA657/17		11/07/2012
Proposed courtyard (south)	TA657/18		11/07/2012
Proposed rear elevations	TA657/19		11/07/2012
Proposed side elevation (East)	TA657/20		11/07/2012
Proposed section EE	TA657/21		11/07/2012
Proposed section FF	TA657/22		11/07/2012
Proposed section GG	TA657/23		11/07/2012
Typical building details	TA657/30	A	24/09/2012

Proposed Bath Street elevation	TA657/16	B	08/10/2012
The Ecology Consultancy letter	n/a		10/01/2013

BH2013/00076

Komedia 44 - 47 Gardner Street Brighton

Display of internally illuminated projecting sign (Retrospective).

Applicant: City Screen

Officer: Robin K Hodgetts 292366

Approved on 12/03/13 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.

8) UNI

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

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

BH2013/00077

Komedia 44 - 47 Gardner Street Brighton

Installation of 7no recessed LED down-lights and coffered ceiling detail with concealed LED strip (Retrospective).

Applicant: City Screen

Officer: Robin K Hodgetts 292366

Approved on 12/03/13 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 legs and shoe approved shall not be illuminated except between the hours of 12.00 to 23.00 on Monday to Friday, 10.30 to 23.00 on Saturdays and 10.30 to 23.00 on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policy 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
Location plan	P/01		10/01/13
Existing lights	P/14	A	15/01/13
Proposed lights	P/15	A	15/01/13

BH2013/00079

113 Queens Road Brighton

Installation of new cladding to front, rear and side elevations and replacement of existing steel and aluminium casement windows with new double glazed aluminium framed windows.

Applicant: Community Base

Officer: Chris Swain 292178

Approved on 08/03/13 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 plan			11/01/2013
Existing elevations 1 & 2	21781-00/001		11/01/2013
Existing elevations 3	21781-00/002		11/01/2013
Proposed elevation re-cladding - Typical details as existing - sheet 1	21781-00/003		11/01/2013
Proposed elevation re-cladding - Typical details as existing - sheet 2	21781-00/004		11/01/2013
Proposed elevation re-cladding - Typical details as existing - sheet 3	21781-00/005		11/01/2013
Proposed elevation re-cladding Elevations 1 & 2	21781-00/101		11/01/2013
Proposed elevation re-cladding Elevations 3	21781-00/102		11/01/2013
Proposed elevation re-cladding - typical details - sheet 1	21781-00/201		11/01/2013
Proposed elevation re-cladding - typical details - sheet 2	21781-00/202		11/01/2013
Proposed elevation re-cladding - typical details - sheet 3	21781-00/203		11/01/2013
Proposed elevation re-cladding - typical details - sheet 4	21781-00/204		11/01/2013

3) UNI

All fixings to the hereby approved cladding panels should be concealed and shall be retained as such thereafter.

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

4) UNI

The hereby approved replacement aluminium windows shall be finished in RAL 7012 "Basalt Grey" as annotated on the hereby approved drawings and shall be retained as such thereafter.

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

5) UNI

The development hereby approved shall be constructed using the approved materials received by the Local Planning Authority on 13 February 2013. The picture frame and mullion panels shall be clad in Marley Eternit panels, colour E10 "linen" and the spandrel cladding panels shall be clad in Marley Eternit panels, colour E20 "pebble" and shall be retained as such thereafter.

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

BH2013/00134

Brighton Dome Church Street Brighton

Application for approval of details reserved by conditions 2, 3 and 4 of application BH2012/01635.

Applicant: Brighton Dome & Festival Ltd

Officer: Jonathan Puplett 292525

Approved on 21/02/13 DELEGATED

WITHDEAN

BH2012/03156

4 Braybon Yard Lauriston Road Brighton

Erection of extensions to office at ground and first floor level.

Applicant: Mr C Bugden

Officer: Guy Everest 293334

Approved on 25/02/13 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.

Plan Type	Reference	Version	Date Received
Plans as Existing	A.001		02/10/2012
Elevations as Existing	A.002		02/10/2012
Plans as Proposed	D.001	a	31/01/2013
Elevations as Proposed	D.002		02/10/2012

BH2012/04005

3 Home Road Brighton

Installation of 12no photovoltaic panels to South-East roof slope.

Applicant: Mr Benton

Officer: Helen Hobbs 293335

Approved on 28/02/13 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			4/01/2013
Block plan			4/01/2013
Proposed roof plan			4/01/2013
Existing roof plan			4/01/2013
Proposed plans			4/01/2013
Existing plans			4/01/2013

BH2013/00055

6 Cornwall Gardens Brighton

Erection of single storey porch at front elevation.

Applicant: Mr J Blackmore

Officer: Adrian Smith 290478

Refused on 11/03/13 DELEGATED

1) UNI

The proposed porch, by virtue of its excessive scale and unsympathetic design, would result in the loss of a distinct and idiosyncratic entranceway that contributes positively to the character and appearance of the building and Preston Park Conservation Area. The proposal would therefore harm the character and appearance of the building and Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/00080

Blocks E & F Kingsmere London Road Brighton

Application for approval of details reserved by conditions 4, 6, 7 and 8 of application BH2011/03432 (appeal ref APP/Q1445/A/12/2175780).

Applicant: Anstone Properties Ltd

Officer: Steven Lewis 290480

Split Decision on 08/03/13 DELEGATED

1) UNI

the details pursuant to condition 8 subject to full compliance with the submitted details.

1) UNI

the details pursuant to condition 4, 6 & 7 for the following reasons:

1. The submitted information fails to demonstrate an acceptable level or detail of new refuse and recycling storage facilities to serve the new flats, contrary to policies SU2 & QD27 of the Brighton & Hove Local Plan.
2. The application fails to demonstrate that where practicable Lifetime Homes standards have been incorporated into the development contrary to policy HO13 of the Brighton & Hove Local Plan.
3. The application fails to provide sufficient details of how sustainability measures will be successfully incorporated into the development contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2013/00167

Kingsmere London Road Brighton

Application to extend time limit for implementation of previous approval BH2009/02648 for the construction of 5no additional garages.

Applicant: Anstone Properties Ltd

Officer: Steven Lewis 290480

Approved on 22/02/13 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 garages hereby permitted shall be used solely for the parking of vehicles and for other domestic purposes and shall at no time be used for any business or commercial purposes, including commercial storage.

Reason: To protect the amenities of the surrounding area in accordance with the provisions of policies SU10 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	A2109/01		02/11/2009
Existing and proposed Plans	A2109/02		02/11/2009
Existing/Proposed Elevations	A2109/03		02/11/2009
Existing/Proposed Elevations	A2109/04		02/11/2009
Existing/Proposed Elevations	A2109/05		02/11/2009
Existing/Proposed Elevations	A2109/06		02/11/2009
Site Plan	A2109/10		02/11/2009

5) UNI

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement (prepared by Andrew Borley RIBA) submitted with the application and received on 02/11/2009.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies SU13 of the Brighton & Hove Local Plan, W10 of the East Sussex and Brighton & Hove Waste Local Plan and Supplementary Planning Document 03 (Construction and Waste Minimisation).

BH2013/00329

41 Varndean Gardens Brighton

Certificate of Lawfulness for proposed loft conversion incorporating 10no rooflights and installation of 3no solar panels.

Applicant: Mr Mike Ralph

Officer: Robert McNicol 292322

Approved on 28/02/13 DELEGATED

EAST BRIGHTON

BH2012/03360

8 Chesham Road Brighton

Conversion of rear pitched roof to mansard roof and new dormer to front. Alterations to front and rear elevations.

Applicant: Mr James Eyre

Officer: Pete Campbell 292359

Refused on 25/02/13 DELEGATED

1) UNI

The proposals, by virtue of the form of the mansard roof, the excessive scale and number of rooflights, and the oversized front dormer conflicts with the original character of the building and would be detrimental to the visual appearance of the host building, the terrace and the wider East Cliff Conservation Area. The proposed development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005 and to relevant advice in SPGBH1 'Roof Alterations and Extensions.

2) UNI2

In providing clear and unobstructed views in a northerly direction across to the rear of properties on St Mary's Square the proposed expanse of rooflights within the rear mansard roof would have a materially detrimental impact upon the residential amenity of neighbouring occupants through an increase in both real, and perceived, overlooking. The application is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/03922

Ground Floor Flat 153 & 151 Eastern Road Brighton

Change of use of ground floor flat to children's day care nursery (D1), increase in the number of children from 43 to 58 and erection of new retaining wall within rear garden of 151 Eastern Road (Retrospective).

Applicant: Mr Steven Cox

Officer: Kate Brocklebank 292175

Approved on 05/03/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			20/12/2012
Site plan			10/12/2012
Pre-existing floor plans	AL-110	Revision A	8/01/2013
Existing floor plans	AL-110	Revision E	8/01/2013
Pre-existing & existing elevations	AL-112	Revision C	11/01/2013
Retainer wall	Unnumbered		8/01/2013

2) UNI

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

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

3) UNI

Within 3 months of the date of this permission, the Developer or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management) for the development. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:

- (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:
- (ii) A commitment to reduce carbon emissions associated with business and commuter travel:
- (iii) Increase awareness of and improve road safety and personal security:
- (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:
- (v) Identify targets focussed on reductions in the level of business and

commuter car use:

- (vi) Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:
- (vii) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:
- (viii) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

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

4) UNI

The total number of children using the nursery shall not exceed 58 at any one time.

Reason: In order to safeguard the amenities of neighbours and ensure the accommodation is adequate for the children, in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The blue rubber surface which has been laid out in the outdoor play area, in accordance with the sample submitted with the application, and hereby approved shall be retained as such.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Outdoor play sessions shall be restricted to within the hours of 09:00 to 17:00 Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank holidays.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

7) UNI

No amplified music or musical equipment shall be used in the outdoor play area.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The Management Plan for Outdoor Areas received 10 December 2012 hereby approved, must be reviewed every 12 months by Sunshine Day Nursery with a copy of this review sent to the Local Planning Authority for approval. Any amendments to the original plan approved by the Local Planning Authority as a result shall be implemented in full and retained thereafter for that review period.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The refuse and recycling storage area shown on drawing no. AL-110 revision E received 8 January 2013 shall be retained for use on site 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 City Plan.

10) UNI

The premises shall not be open or in use except between the hours of 08:00 and 18:00 Mondays to Fridays with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: In order to safeguard the amenities of neighbours in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

BH2012/04051

St Marys Hall Eastern Road Brighton

Damp proofing works to lower ground, ground, first and second floors.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 21/02/13 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 architectural features including doors, architraves and skirtings shall be re-instated in their original form, 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.

BH2012/04100

15 Chesham Street Brighton

Certificate of Lawfulness for proposed installation of rooflights to front & rear roofslopes and installation of rooflights to roof of rear annexe.

Applicant: R Sutton & S Stanley-Clamp

Officer: Louise Kent 292198

Approved on 26/02/13 DELEGATED

HANOVER & ELM GROVE

BH2012/03997

10 Hanover Crescent Brighton

Alterations to layout of dwelling to facilitate conversion of lower ground floor to form self contained flat and upper floor maisonette, internal and external alterations including relocation of existing kitchen, replacement of existing fireplace, removal of spiral staircase between ground and lower ground floor, installation of new flooring at ground and lower ground floors, damp proofing works, removal of beading to walls, reinstatement of lath and plaster wall, removal of dumb waiter between ground and lower ground floors, installation of new extract grills, boiler flues and air vents and 3no velux rooflights. (Part Retrospective)

Applicant: Mr D Curley

Officer: Wayne Nee 292132

Approved on 21/02/13 DELEGATED

1) 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.

2) BH13.12

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

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

3) BH13.13

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

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

4) UNI

The damp proofing works to the basement hereby approved shall be carried out using Triton Tri gel and Tilcon Limelite Renovating Plaster only.

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

BH2012/04055

147 Queens Park Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs M Constantine

Officer: Chris Swain 292178

Approved on 22/02/13 DELEGATED

BH2013/00149

3 Richmond Terrace Brighton

Installation of handrails to front entrance.

Applicant: Hyde Martlet

Officer: Liz Arnold 291709

Approved on 28/02/13 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
Site Plan			17/01/2013
Block Plan			17/01/2013
Existing and Proposed Ground Floor Entrance Steps	081212pl1		24/01/2013
Proposed Handrail Details	081212pl3		24/01/2013

BH2013/00150

3 Richmond Terrace Brighton

Installation of handrails to front entrance.

Applicant: Hyde Martlet

Officer: Liz Arnold 291709

Approved on 28/02/13 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.

HOLLINGDEAN & STANMER

BH2012/03304

2 Dudley Road Brighton

Demolition of rear garage and erection of 1no four bedroom detached house facing Dudley Road and 2no three bedroom semi-detached houses at the rear, with associated parking and landscaping.

Applicant: Griston Lahaise Cross LLP

Officer: Sue Dubberley 293817

Approved on 27/02/13 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) BH02.01

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

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

3) BH02.04

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

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

4) 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.

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) BH04.01A

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

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

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) BH11.01

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.

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site survey	TA670/02		16/10/12
Existing site plan	TA670/03		16/10/12
Existing ground floor plan	TA670/04		16/10/12
Existing first floor plan	TA670/05		16/10/12
Existing elevation	TA670/06		16/10/12
Existing rear elevation	TA670/07		16/10/12
Existing elevation	TA670/08		16/10/12
Existing rear elevation	TA670/09		16/10/12
Existing side elevation	TA670/10		16/10/12
Proposed site plan	TA670/20	B	21/12/12

Report from: 21/02/2013 to: 13/03/2013

Proposed elevation	TA670/21	A	11/12/12
Proposed side & rear elevations	TA670/22	A	11/12/12
Proposed ground floor plans	TA670/30	B	21/12/12
Proposed first floor plan	TA670/31	B	21/12/12
Proposed second floor plan	TA670/32	B	21/12/12
Proposed elevation	TA670/33	A	11/12/12
Proposed side & rear elevations	TA670/34	A	11/12/12
Proposed section EE	TA670/35	A	11/12/12
Proposed elevations	TA670/38	A	11/12/12
Proposed elevations	TA670/39	B	11/12/12
Proposed sections CC & DD	TA670/40		16/10/12
Block and site plan	TA670/02	A	8/02/13
Proposed site plan	TA670/20	C	8/02/13
Proposed ground floor plans	TA670/36	C	8/02/13
Proposed first floor plans	TA670/37	C	8/02/13
Proposed section FF	TA670/41		8/02/13

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the new detached dwelling (plot 2) has achieved Code level 4 and the pair of semi-detached houses (plots 3 & 4) have achieved 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.

12) UNI

No development shall take place until detailed drawings showing the levels of the site and proposed development related to the levels of adjoining land and highways to OS Datum have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In order to ensure the accuracy of the development and to comply with policy QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

13) UNI

No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of:

- (a) A plan showing the location of, and allocating a reference number to, each existing tree, shrub and hedgerow on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees, shrubs and hedgerows are to be retained and the crown spread of each retained tree.
- (b) Details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply.
- (c) Details of any proposed topping or lopping of any retained tree or any tree on land adjacent to the site.
- (d) Details of any proposed alterations in existing ground levels, and the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site, or within a distance from any retained tree or any tree on land adjacent to the site, equivalent to half the height of

that tree.

- (e) Details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of the development. In this condition "retained tree" means an existing tree that is to be retained in accordance with the plan referred to in paragraph (a) above.

The scheme shall be implemented in strict accordance with the agreed 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

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 new detached dwelling (plot 2) will achieve Code level 4 and the pair of semi-detached houses (plots 3 & 4) will achieve Code level 5 have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the new detached dwelling (plot 2) will achieve Code level 4 and the pair of semi-detached houses (plots 3 & 4) will achieve Code level 5 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.

BH2012/03324

53 Crespin Way Brighton

Application for variation of condition 9 of application BH2012/01187 (Application to extend time limit for implementation of previous approval BH2009/00397 for demolition of existing garage and erection of a two storey dwelling.) to change the requirement for Sustainable Homes rating from Code Level 5 to Code Level 3.

Applicant: Mr A O'Sullivan

Officer: Chris Swain 292178

Approved on 22/02/13 DELEGATED

1) BH02.02

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 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.

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) BH03.01

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.

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) BH05.10

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

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

7) BH06.02

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

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

8) UNI

The trees which are to remain on site are to be fully protected to BS 5837 (2005) 'Trees on Development Sites' in strict accordance with details contained in the RW Green Limited Arboricultural Report dated September 2008.

Reason: To ensure the protection of the trees and to comply with policy QD16 of the Brighton & Hove Local Plan.

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	EP_0812_001	A	18/10/2012
Proposed floor plans	EP_0812_010	A	18/02/2009
Proposed site plan	EP_0812_011	A	18/02/2009
Proposed elevations	EP_0812_012	A	18/02/2009
Proposed elevations & section A	EP_0812_014	A	18/02/2009
Lifetime Homes conversion plans	EP_0812_015	A	18/02/2009
Photographic schedule	EP_0812_016	A	18/02/2009
Existing & proposed photographic street view montage	EP_0812_017	A	18/02/2009
Tree survey plan	00-20808 001	A	18/02/2009

10) UNI

The development hereby permitted shall be commenced by 12 June 2015.

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

11) UNI

The development shall not be occupied until the existing crossover has been removed, including the raising of the kerb and the replacement of the grass verge.

Reason: To ensure the highway is restored to its original form, to maintain highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

BH2013/00118

1 Rushlake Close Brighton

Certificate of lawfulness for proposed erection of single storey rear extension, conversion of garage to bedroom and installation of windows to front and side.

Applicant: John Panteli

Officer: Liz Arnold 291709

Approved on 21/02/13 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2012/03155

46 Barcombe Road Brighton

Erection of single storey rear extension.

Applicant: Mr Kincomit Patel

Officer: Pete Campbell 292359

Approved on 28/02/13 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: 21/02/2013 to: 13/03/2013

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	12/04-02		19/11/2012
Site / block plan	12/04-03	A	27/02/2013
Existing floor plan & elevations	12/04-04		19/11/2012
Proposed floor plan & elevations	12/04-01	A	04/02/2013

BH2012/03550

41 Carlyle Avenue Brighton

Demolition of existing house and erection of a terrace of 3no three bedroom houses with associated landscaping and cycle storage.

Applicant: Joshua Charles Developments Ltd

Officer: Sue Dubberley 293817

Approved on 27/02/13 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
Ground Plan	5102/01		08/11/12
Floor Plans	5102/02		08/11/12
Elevations	5102/03	A	20/02/13
Site plan and sections	5102/04	B	20/02/13
Existing plans and elevations	5102/05		08/11/12

3) UNI

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

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

4) UNI

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

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

5) UNI

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) 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

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

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

8) UNI

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 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

10) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover in front of the development 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.

11) UNI

No residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve 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.

BH2012/03664

63 Norwich Drive Brighton

Demolition of existing outbuildings and erection of single storey side and rear extension.

Applicant: Brighton & Hove City Council

Officer: Pete Campbell 292359

Approved on 22/02/13 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

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

4) 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 details of all the existing trees and hedgerows on the land and details of any to be retained and replaced, together with measures for the protection of existing vegetation 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 protect vegetation to be retained on site to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & block plans	21837-00/10	B	19/11/2012
Existing layout	21837-00/01		19/11/2012
Proposed layout	21837-00/03	B	19/11/2012
Existing elevations	21837-00/08		19/11/2012
Proposed elevations	21837-00/09	A	19/11/2012
Ecological Survey	MAC/ME/MC/ECO/SUR/1112		19/11/2012

BH2012/04096

Sports Pavilion University of Brighton Village Way Brighton

Demolition of existing single storey building and erection of new two storey building in new location.

Applicant: University of Brighton

Officer: Kate Brocklebank 292175

Approved on 07/03/13 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 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) 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, including the proposed external numbering to the changing rooms, 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, NC6 and NC7 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until details of the proposed external seating areas have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance and to comply with policies QD1, NC6 and NC7 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix and a maintenance and irrigation programme. The roofs shall then be constructed and maintained 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.

6) UNI

The development hereby permitted shall not be open or in use except between the hours of 07:30 and 22:00 on Mondays to Fridays and 08:30 and 17:00 on Saturdays, Sundays, Bank and Public Holidays.

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

7) UNI

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

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

8) UNI

Notwithstanding the approved drawings, the development hereby permitted shall not be commenced until details of a minimum of 3 disabled 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 disabled parking facilities are provided and to comply with policy TR18 & TR19 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) relating to the proposed pathway and ramped, within the site and on adjoining land, by means of spot heights and cross-sections, proposed siting and finished levels and details of any proposed railings or areas of retaining walling, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: To ensure a satisfactory appearance and to comply with policies QD1, NC6 and NC7 of the Brighton & Hove Local Plan.

10) UNI

Within 3 months of first occupation of the sports pavilion hereby approved, the existing demountable changing rooms permitted under BH2010/00114 shall be permanently removed from the site and the land landscaped with grass turf, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policies QD1, NC6 and NC7 of the Brighton Hove Local Plan.

11) UNI

No development shall commence until, details of any external lighting of the site has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall then be carried out in accordance with the approved details and maintained and operated in accordance with the approved details.

Reason: To ensure a satisfactory appearance and to comply with policies QD1, NC6 and NC7 of the Brighton & Hove Local Plan.

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.

Plan Type	Reference	Version	Date Received
Existing site location plan	12828-PA/ 001		27/12/2012
Existing block plan	12828-PA/002		27/12/2012
Existing floor plans and elevations of temporary changing rooms	12828-PA/003		27/12/2012
Proposed site location plan	12828-PA/101		27/12/2012
Proposed block plan	12828-PA/102		27/12/2012
Proposed lower ground floor plan	12828-PA/103		27/12/2012
Proposed upper ground floor plan	12828-PA/104		27/12/2012
Proposed roof plan	12828-PA/105		27/12/2012
Proposed elevations and sections	12828-PA/106		27/12/2012
Proposed extended contextual elevations and sections	12828-PA/107		27/12/2012

13) UNI

No development shall take place until details of the proposed external shutters have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance and to comply with policies QD1, NC6 and NC7 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2012/03587

3 College Road Brighton

Erection of single storey rear extension.

Applicant: Mr Merul Patel

Officer: Pete Campbell 292359

Refused on 22/02/13 DELEGATED

1) UNI

The proposed development by reason of its scale, design, and excessive projection would result in an overly dominant and incongruent addition that relates poorly to the traditional form of the existing building and would have a significantly detrimental impact upon the appearance and character of the building and the East Cliff Conservation Area, contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed addition and associated boundary wall, by reason of its excessive height and length would result in a significantly overbearing and oppressive

impact towards the adjoining property to the south of No.2 College Road, specifically Flat 1 on the ground floor. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03661

86 Queens Park Road Brighton

Erection of roof terrace.

Applicant: Simon Webb

Officer: Wayne Nee 292132

Approved on 25/02/13 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 glazed screens to the balustrade hereby approved shall consist of obscured glass and shall be fully installed before the roof terrace is in use. The screens shall be permanently retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	437/03	B	15/01/2013

BH2012/03893

Flats 10 & 11 13A Albion Street Brighton

Application for Approval of details reserved by conditions 4, 5, and 6 of application BH2010/01937.

Applicant: Copse Mill Properties Ltd

Officer: Sue Dubberley 293817

Approved on 04/03/13 DELEGATED

BH2012/03902

5 Marine Terrace Mews Brighton

Roof alterations to from roof terrace with glazed balustrading, incorporating replacement of first floor rear window with new door and installation of spiral staircase to access roof terrace.

Applicant: Mr H Harvey

Officer: Wayne Nee 292132

Approved on 04/03/13 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 area of exposed rear wall shall be rendered with a smooth finish to match surrounding surfaces, without the use of external beads stops and bell drips.

Reason: To ensure a satisfactory appearance to the development, to protect the character and appearance of this historic building within the East Cliff conservation area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The glazed balustrade hereby permitted shall not be fixed to the Grade II listed wall situated along the rear boundary of the site.

Reason: As insufficient information has been submitted, to protect the character, appearance and historic fabric of the Grade II listed wall and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing	2610/02		06/12/2012
Proposed	2610/03		06/12/2012
Block plan	n/a		06/12/2012
Site plan	n/a		06/12/2012

BH2012/04089

2C Down Terrace Brighton

Erection of 1no. three bedroom dwelling house. (part retrospective).

Applicant: Mr Larry Pearce

Officer: Jonathan Puplett 292525

Approved on 05/03/13 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) BH05.10

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

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

4) 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.

5) UNI

The first floor rear window of the rear projection of the dwelling hereby approved (which serves 'Bedroom 3' as annotated on approved drawing no. PL101 rev. A 'AS BUILT') shall not be glazed other than with obscured glass, shall be fixed shut, and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of neighbouring properties, 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
Location and site plan	PL100		24/12/2012
Proposed elevations	PL102		24/12/2012
Design stage sustainability certificate			11/01/2013
Proposed floorplans	PL101	A	21/02/2013
Cycle shed image			21/02/2013
Cycle shed dimensions			21/02/2013
Cycle shed specification			21/02/2013
Final sustainability certificate			21/02/2013

7) UNI

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

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

BH2013/00072

52 Windmill Street Brighton

Erection of single storey rear infill extension.

Applicant: Mr Jacob Murray

Officer: Pete Campbell 292359

Approved on 06/03/13 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.

Report from: 21/02/2013 to: 13/03/2013

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

Plan Type	Reference	Version	Date Received
Site plan	1		09/01/2013
Existing site plan	2		09/01/2013
Proposed site plan	3		09/01/2013
Floor plans	4		09/01/2013
Roof plans	5		09/01/2013
Rear elevation, existing and proposed	6		09/01/2013
Side elevation, existing and proposed	7		09/01/2013

BH2013/00116

1 Freshfield Place Brighton

Erection of flat roofed dormer to rear.

Applicant: Mr Andrew Bird

Officer: Chris Swain 292178

Refused on 12/03/13 DELEGATED

1) UNI

The proposed dormer by reason of its scale, design and siting would result in an unacceptably large and non traditional addition that would detract significantly from the appearance and character of the building, the street scene and the Queen's Park Conservation Area, contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance on Roof Alterations and Extensions SPGBH1

BH2013/00133

2B Down Terrace Brighton

Erection of 1no. three bedroom dwelling house. (part retrospective).

Applicant: Mr Larry Pearce

Officer: Jonathan Puplett 292525

Approved on 05/03/13 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) BH05.10

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

Report from: 21/02/2013 to: 13/03/2013

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

4) 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.

5) UNI

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

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

6) UNI

The first floor rear window on the southern elevation of the rear projection of the dwelling hereby approved (which serves 'Bedroom 3' as annotated on approved drawing no. PL101 'AS BUILT') shall not be glazed other than with obscured glass, shall be fixed shut, and shall be permanently retained as such thereafter.

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved 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	PL100		16/01/2013
Proposed elevations	PL102		16/01/2012
Design stage sustainability certificate			23/01/2013
Proposed floorplans	PL101	A	21/02/2013
Cycle shed image			21/02/2013
Cycle shed dimensions			21/02/2013
Cycle shed specification			21/02/2013
Final sustainability certificate			21/02/2013

8) UNI

The lower half of the first floor bedroom window in the main rear wall of the dwelling hereby approved (which serves 'Bedroom 2' as annotated on approved drawing no. PL101 rev. A 'AS BUILT') shall not be glazed other than with obscured glass, shall be fixed shut, and shall be permanently retained as such thereafter.

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

BH2013/00137

Patching Lodge Park Street Brighton

Application for approval of details reserved by conditions 2, 3 and 4 of application BH2006/03952.

Applicant: Hanover Housing Association

Officer: Anthony Foster 294495

Approved on 05/03/13 DELEGATED

Report from: 21/02/2013 to: 13/03/2013

BH2013/00299

15 Crescent Place Brighton

Non material amendment to BH2011/00750 for non-installation of proposed 'axter' green roof.

Applicant: Mr & Mrs Bolsover

Officer: Anthony Foster 294495

Refused on 28/02/13 DELEGATED

1) UNI

Insufficient information has been submitted in relation to the alternative roof covering to provide adequate comfort to the Local Planning Authority that the roof is acceptable.

ROTTINGDEAN COASTAL

BH2012/03181

Hillside Barn The Green Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 5, 11, 12, 13, 14, 15 and 16 of application BH2010/03355.

Applicant: Mr Dave Boys

Officer: Jonathan Puplett 292525

Approved on 21/02/13 DELEGATED

BH2012/03403

Hillside Barn The Green Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 5, 6a, 6b, 6c, 6d, 6e, 6f, 7 and 8 of application BH2010/03356.

Applicant: Dave Boys

Officer: Jonathan Puplett 292525

Approved on 21/02/13 DELEGATED

BH2012/03548

11 Bevendean Avenue Saltdean Brighton

Erection of two storey rear extension (part retrospective).

Applicant: Mr Ray Rowe

Officer: Jonathan Puplett 292525

Approved on 22/02/13 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 or glazing other than that shown on the approved plans shall be installed to 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 internal louvres to the first floor side facing glazing, as shown on approved drawings nos. 1, SKT1 and 003 received on the 7th of November 2012 and the 1:5 scale section drawing received on the 28th of December 2012, shall be installed from the base of the glazing up to a height of 2 metres above internal floor level within three months of the date of the concern hereby approved, and

shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed elevation	1		07/11/2012
Proposed elevations	003		07/11/2012
Proposed section	SKT1		07/11/2012
1:5 louvre section			28/12/2012
Existing floor plan	004	A	03/12/2012
Existing floor plan	005	A	07/11/2012
Proposed floor plan	005		07/11/2012
Existing elevation	001	A	07/11/2012
Existing elevations	001		07/11/2012
Existing elevation	001	B	07/11/2012
Proposed elevation	002		07/11/2012
Foundation plan	006		07/11/2012
Location plan			07/11/2012
Block plan			07/11/2012
Proposed section	007		07/11/2012
Proposed section	008		07/11/2012
Balustrade elevations			14/02/2013

BH2012/03634

46 Ainsworth Avenue Brighton

Demolition of existing dwelling and erection of new 3no storey four bedroom house.

Applicant: Prof & Mrs Davies

Officer: Jonathan Puplett 292525

Approved on 27/02/13 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 side facing windows hereby approved shall be obscure glazed up to a height of 1.7 metres above the floor of the room in which the window is installed and shall be fixed shut. These windows shall be retained as such thereafter.

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

3) UNI

Access to the first floor rear flat roof hereby approved which is to consist of a green roof area and a roof light 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

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.

5) UNI

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

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

6) UNI

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.

7) UNI

Notwithstanding the details shown in the approved plans, no development shall take place until revised drawings have been submitted which indicate an internal dwelling layout which is compliant with Lifetime Homes Standards. The dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.

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

8) UNI

Notwithstanding the details shown in the approved plans, no development shall take place until revised drawings have been submitted which include 1.8 metre high privacy screen to the full extent of both sides of the terrace and balcony areas proposed. These screens shall be installed prior to first use of the balconies and shall be retained as such thereafter.

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

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

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 dwelling hereby permitted, and confirmation of the paint colours to be applied to the windows and doors of the dwelling, 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.

11) UNI

The development hereby permitted shall not be commenced until full details of the proposed 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.

12) UNI

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

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

13) UNI

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to protect the privacy of the adjoining properties and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

14) UNI

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

15) 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.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	E01		15/11/2012
Existing floor plans	E02		15/11/2012
Existing front elevation	E03		15/11/2012
Existing rear elevation	E04		15/11/2012
Existing elevations and sections	E05		15/11/2012
Block plan	P01		15/11/2012
Proposed lower ground floor and ground floor plan	P02		15/11/2012
Proposed first floor and roof plan	P03		15/11/2012
Proposed front elevation	P04		15/11/2012
Proposed rear elevation	P05		15/11/2012
Proposed side elevations	P06		15/11/2012
Proposed sections	P07		15/11/2012

BH2012/03969

34 Roedean Crescent Brighton

Erection of single storey rear extension and glass balustraded roof terrace above with opaque glass privacy screens to flank elevations.

Applicant: Mr Damian Sablon

Officer: Jonathan Puplett 292525

Approved on 21/02/13 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 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 or door shall be constructed to the side elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

Prior to the first use of the terrace area hereby approved, the privacy screens to either side of the terrace as shown on the approved drawing ref. RHA.003-503 shall be installed. The privacy screens shall be obscure glazed. The privacy screens shall be retained as such thereafter.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & block plans	RHA.003-400		12/12/2012
Existing ground floor plan	RHA.003-401		12/12/2012
Existing first floor plan	RHA.003-402		12/12/2012
Existing elevations	RHA.003-403		12/12/2012
Proposed ground floor plan	RHA.003-501		12/12/2012
Proposed first floor plan	RHA.003-502		12/12/2012
Proposed second floor plan	RHA.003-503		12/12/2012

BH2012/04002

Sussex Mansions 39 - 40 Sussex Square Brighton

Reinstatement of entrance door fronting Sussex Square and creation of new communal hallway. Alterations to Flat 6 including replacement of existing window and door with timber window and associated remedial works.

Applicant: Susan Jacobs & Ian Barr

Officer: Anthony Foster 294495

Approved on 04/03/13 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 area of replacement wall and surrounding areas shall be made good, the external finish shall match in material, colour, style, bonding and texture to those of the existing building.

Reason: to ensure the satisfactory preservation of this listed building and to comply with policies HE1 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			17/12/2012
Block Plan			17/12/2012
Existing & Proposed Plans	01	C	20/02/2013
Existing & Proposed Sections & Elevations	02	B	20/02/2013
Details	03	A	17/12/2012

BH2012/04003

Sussex Mansions 39 - 40 Sussex Square Brighton

Reinstatement of entrance door fronting Sussex Square and creation of new communal hallway. Alterations to Flat 6 including alterations to layout, replacement of existing window and door with timber window and associated remedial works.

Applicant: Susan Jacobs & Ian Barr

Officer: Anthony Foster 294495

Approved on 04/03/13 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 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

All replacement and reinstatement features including corning, skirting, and corning must match exactly the original in materials and detail, and shall be retained as such thereafter, 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 policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

The area of replacement wall and surrounding areas shall be made good, the external finish shall match in material, colour, style, bonding and texture to those of the existing building.

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

5) UNI

No works shall take place until full details of the proposed ventilation grilles 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 policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2012/04047

3 Ovingdean Close Brighton

Installation of heat pump to the rear of the property.

Applicant: Mr & Mrs L Catt

Officer: Liz Arnold 291709

Approved on 25/02/13 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 drawing no. 0139.PL.051, the heat pump hereby approved shall be screened on the north and south by solid timber panels which are at least 1.8m high and wide, in accordance with the 7th Wave Acoustic Noise Assessment received on the 14th February 2013. The solid panels shall be thereafter permanently 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.

3) UNI

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

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

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	0139.EXG.051		7/01/2013
Existing and Proposed	0139.PL.051		20/12/2012
Hitachi Yutaki Series Technical Catalogue			4/01/2013
7th Wave Acoustics Air Source Heat Pump Noise Assessment Final Report			13/02/2012

BH2013/00015

23 Wanderdown Road Brighton

Conversion and extension of garage into habitable room with gable end roof.

Applicant: Mr & Mrs Perham

Officer: Robert McNicol 292322

Approved on 21/02/13 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 plans and elevations	101		3/01/2013
Proposed plans and elevations	102	B	3/01/2013
Site location plan	D.03		3/01/2013
Block plan	D.04	A	3/01/2013

BH2013/00033

58 Dean Court Road Brighton

Erection of two storey side and rear extension with a loft conversion incorporating roof extensions and creation of two rear gables, a rear dormer, a balcony, rooflights and associated external alterations.

Applicant: Mr Adam Gander

Officer: Chris Swain 292178

Refused on 04/03/13 DELEGATED

1) UNI

The proposed addition, by reason of scale, design, siting, 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 building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed development, by reason its height, depth and bulk would result in an unacceptably overbearing and visually dominant impact towards No.56 Dean Court Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rooflight to the front elevation is poorly sited, excessive in scale and relates poorly to the existing building, detracting from the appearance and character of the building, the street scene and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2013/00071

Opposite 20-22 High Street Rottingdean

Installation of electrical kiosk.

Applicant: Mr Lee Hooper

Officer: Wayne Nee 292132

Approved on 12/03/13 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 planSheet 1			12 March 2013
Site layoutSheet 2			12 March 2013
Details and elevationsSheet 3			12 March 2013

BH2013/00421

8 Cliff Approach & 1 Cliff Road Brighton

Application for approval of details reserved by condition 9 of application BH2010/00736.

Applicant: Mr Rakan Alajmi

Officer: Sonia Gillam 292265

Approved on 11/03/13 DELEGATED

BH2013/00576

Land to rear of Eagles Steyning Road Rottingdean

Non material amendment to BH2007/01912 to allow for amendments to approved fenestration.

Applicant: Karron Stephen-Martin

Officer: Liz Arnold 291709

Approved on 08/03/13 DELEGATED

BH2013/00578

68-70 High Street Rottingdean Brighton

Non material amendment to BH2011/01773 to allow for replacement of triple casement windows with double casement windows on all third floor windows on front facing gable projections on blocks A and B and removal of brick banding detail from walls (Retrospective).

Applicant: Novus Properties

Officer: Liz Arnold 291709

Approved on 11/03/13 DELEGATED

WOODINGDEAN

BH2012/01639

51 Chalkland Rise Brighton

Loft conversion incorporating front and rear dormers and side rooflight. Erection of single storey side extension to facilitate the conversion of existing garage into habitable accommodation and associated alterations.

Applicant: Mr P W & Mrs M G S Rogers

Officer: Pete Campbell 292359

Refused on 28/02/13 DELEGATED

1) UNI

The proposed dormers by virtue of their excessive size, uncomplimentary design and large areas of cladding would adversely impact upon the appearance and character of the host property, the street scene and the attached neighbouring property of no.53 Chalkland Rise, disrupting the symmetry of the pair. The application is therefore contrary to SPGBH1 and policy QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed side and rear extension is of an excessive scale, inappropriately positioned within the site, representing an incongruous addition which fails to integrate successfully with the main body of the house. As a consequence the proposed extension would be detrimental to the appearance and character of the property and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/02618

Elmhurst Warren Road Brighton

Application for approval of details reserved by conditions 4 and 5 of application BH2008/02303.

Applicant: Metnor Construction Ltd

Officer: Anthony Foster 294495

Approved on 25/02/13 DELEGATED

BH2012/03705

Land Fronting Falmer Gardens Brighton

Erection of new detached 2 storey 3no bedroom house (excavated at lower ground floor level) incorporating off road parking with associated new vehicle access.

Applicant: Mr Clive Stillman

Officer: Jonathan Puplett 292525

Approved on 26/02/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) 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.

4) UNI

The dwelling hereby approved shall not be occupied until the vehicular parking area shown on the approved plans has been implemented. The vehicle parking area 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 dwelling hereby approved shall not be occupied until the vehicular crossover to provide access to the development has been constructed in accordance with the Council approved Manual for Estate Roads and under license from the Highway Operations Manager.

Reason: In the interest of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

6) 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.

7) UNI

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

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

8) UNI

Notwithstanding the provisions of Schedule 2, Part 1, Classes A to E 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 provision within the curtilage of the dwellinghouse, other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

9) UNI

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

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

10) 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.

11) UNI

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

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

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 an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

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

The development hereby permitted shall 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			19/11/2012
Block plan			19/11/2012
Lower ground floor plan	1207-001	A	19/11/2012
Upper ground floor plan	1207-002	B	19/11/2012
Elevations	1207-003	A	19/11/2012
Elevations	1207-004	B	19/11/2012
Roof plan and section	1207-005	B	19/11/2012
Layout and landscaping plan	1207-006	B	19/11/2012
Street scene	1207-007	B	19/11/2012
Lower ground floor site plan	1207-014		19/11/2012
Site survey	12027-008		19/11/2012
Section	1207-015	A	19/11/2012
1:50 ground floor layout clarification			07/02/2013
1:50 lower ground floor layout clarification			07/02/2013

BH2012/03949

Land at rear of 62 Crescent Drive North Brighton

Erection of new two storey house.

Applicant: Mr Paul Waterhouse

Officer: Jonathan Puplett 292525

Refused on 26/02/13 DELEGATED

1) UNI

The proposed development would have an overbearing and unduly prominent impact upon neighbouring occupiers, occupiers of nos. 58a and 64 Crescent Drive North would be most harmfully impacted upon. The proposed development would also cause some increased overlooking of neighbouring properties and loss of privacy for neighbouring occupiers. Use of the proposed vehicular access would cause increased noise and disturbance for occupiers of the properties to either side, nos. 58 and 60 Crescent Drive North. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The information submitted fails to demonstrate that vehicles which enter the site in a forward gear could turn in the driveway and exit in a forward gear. Based upon the information submitted it appears that such vehicles would have to leave the site in reverse gear which would represent a safety risk for users of the pavement and road. The proposed development is therefore contrary to policy TR7 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2012/03939

7 Adelaide Crescent Hove

Cover existing entrance crossover with small black and white Victorian style tiles.

Applicant: 7 Adelaide Crescent Residents Association

Officer: Jason Hawkes 292153

Approved on 26/02/13 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.

BH2013/00035

Basement Flat 11 Farm Road Hove

Replacement of single glazed timber sash windows with double glazed timber sash windows to front at lower ground floor level. Replacement of single glazed casement windows and door with double glazed UPVC casement windows and replacement of crittall window with timber French doors to rear at lower ground floor level. (Retrospective)

Applicant: Mr Kieran Hood

Officer: Jason Hawkes 292153

Approved on 25/02/13 DELEGATED

1) UNI

1. The development hereby permitted shall 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	20243/2		8/01/2013
Block Plan	20243/3		8/01/2013

Lounge Floor Plan			14/01/2013
Kitchen Floor Plan			14/01/2013
Flat details from Brices			14/01/2013
Front elevation bedroom windows photograph			14/01/2013
Front elevation photograph			14/01/2013
Rear elevation bathroom window photograph			14/01/2013
Rear elevation kitchen windows			14/01/2013
Rear elevation photograph			14/01/2013
Front elevation bedroom windows photograph			14/01/2013
Kitchen windows elevation drawings and photos			8/01/2013
Bathroom window elevation drawing and photo			8/01/2013
Bedroom sash windows elevation drawings and photos			8/01/2013
Lounge elevation drawing and photo			8/01/2013

BH2013/00144

Flat 11 42 Brunswick Terrace Hove

Internal alterations including enlargement of existing storeroom and change of use to new bathroom, removal of existing bathroom fitting and changing of room use into a bedroom, re-location of boiler, creation of storeroom in bedroom and opening up of doorway from kitchen to living room.

Applicant: Mr Greg Coghlan

Officer: Jason Hawkes 292153

Approved on 01/03/13 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) BH13.13

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

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

BH2013/00179

8 Western Street Brighton

Application for approval of details reserved by conditions 7, 8 and 9 of application BH2012/01358.

Applicant: Ms Melanie Withers

Officer: Jason Hawkes 292153

Approved on 22/02/13 DELEGATED

BH2013/00231

14A Brunswick Place Hove

Application for approval of details reserved by condition 4 of application BH2012/02983.

Applicant: Mr Paul Whyles

Officer: Christopher Wright 292097

Approved on 25/02/13 DELEGATED

BH2013/00232

14A Brunswick Place Hove

Application for approval of details reserved by condition 4 of application BH2012/02982.

Applicant: Mr Paul Whyles

Officer: Christopher Wright 292097

Approved on 22/02/13 DELEGATED

CENTRAL HOVE

BH2012/03720

17 Albany Villas Hove

Erection of rear extension to basement and ground floor levels.

Applicant: Swanage Ltd

Officer: Helen Hobbs 293335

Refused on 27/02/13 DELEGATED

1) UNI

The proposed extension, due to its design, size and positioning would form an incongruous and unsympathetic addition that would relate poorly to the existing property. Furthermore the proposals fail to demonstrate the loss of the railings and re-modelling of the steps is acceptable given their architectural and historic interest. The development would therefore significantly harm the character and appearance of the existing property and the surrounding Cliftonville conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/03892

74 Church Road Hove

Display of 2no internally illuminated fascia signs, 2no internally illuminated projecting signs, 1no internally illuminated roundel sign, 5no internally illuminated mounted light bars, 1no non illuminated externally applied vinyl overlay and 1no non illuminated internally applied vinyl overlay.

Applicant: Lloyds Banking Group

Officer: Christopher Wright 292097

Refused on 26/02/13 DELEGATED

1) UNI

In the absence of detailed elevation drawings showing all of the proposed advertisements, the accuracy and detail of the drawings and photomontages submitted is insufficient to fully assess the impact of the proposed signage on visual amenity and the character of the area. As such, the proposal is contrary to the requirements of policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

2) UNI2

Notwithstanding the first reason for refusal, the proposed provision of an internally illuminated hanging sign to the Third Avenue elevation would be out of keeping within the street scene, and the provision of an internally illuminated roundel and internally illuminated light strips to the Church Road elevation would, when read with the other signage proposed, give the bank frontage an

unacceptably cluttered appearance and introduce incongruous and unduly visually prominent features which are not appropriate to the site context. The proposed advertisements would therefore be detrimental to visual amenity and the character and appearance of the building and the wider conservation area in which it is situated. As such, the proposal is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

BH2013/00007

13 Blatchington Road Hove

Conversion of existing financial and professional services (A2) to 1no one bedroom flat and 1no two bedroom maisonette including revised fenestration to front and rear elevations.

Applicant: Lan Estates Ltd

Officer: Jason Hawkes 292153

Approved on 28/02/13 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) BH02.08

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

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

4) 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) 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.

6) BH06.05

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

parking permit.

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

7) UNI

No development shall take place until details of the new door and architrave to the lower ground floor front elevation, including 1:50 elevations, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the agreed details and thereafter retained as such.

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

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			3/01/2013
Site Plan			3/01/2013
Existing First Floor Plan	01/1211554		2/01/2013
Existing Lower Ground Floor Plan	02/1211554		2/01/2013
Existing Ground Floor Plan	03/1211554		2/01/2013
Proposed First Floor Plan	04/1211554		2/01/2013
Proposed Lower Ground Floor Plan	05/1211554		2/01/2013
Proposed Ground Floor Plan	06/1211554		2/01/2013
Existing Rear Elevation	07/1211554		2/01/2013
Proposed Rear and Side Elevation	08/1211554	A	14/02/2013
Proposed Front and Front / West Elevation	09/1211554	A	14/02/2013
Existing Front and Front / West Elevation	10/1211554	A	14/02/2013

BH2013/00020

Land to rear of Spa Court Kings Esplanade Hove

Application for approval of details reserved by condition 6 of BH2011/03375.

Applicant: Hoveco Ltd

Officer: Guy Everest 293334

Approved on 01/03/13 DELEGATED

BH2013/00054

Kings House Grand Avenue Hove

Installation of new roller shutter and brick pier.

Applicant: Mr David Bond

Officer: Clare Gibbons 292454

Approved on 07/03/13 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

Reason: To ensure a satisfactory appearance to the development and to comply

with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	003		9/01/2013
Kings House Basement Carpark Elevations Proposed Works	KHB002		9/01/2013
Kings House Basement carpark Elevations Proposed Works	KHB002		9/01/2013
2 x photographs			9/01/2013

BH2013/00088

9 George Street Hove

Display of 1no internally illuminated fascia sign and 1no internally illuminated projecting sign.

Applicant: Paddy Power

Officer: Helen Hobbs 293335

Refused on 11/03/13 DELEGATED

1) UNI

The proposed fascia sign, due to its inappropriate size, coverage and design, would detract from the character and appearance of the building. The proposal is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements.

BH2013/00089

9 George Street Hove

Installation of new shopfront and removal of existing window and repositioning of door to rear at ground floor level.

Applicant: Paddy Power

Officer: Helen Hobbs 293335

Refused on 11/03/13 DELEGATED

1) UNI

The replacement shopfront, due to its inappropriate design and proportions, would result in a detrimental impact on the appearance and character of the host building and surrounding area. The proposal is therefore contrary to policy QD10 and Supplementary Planning Document 2 on Shop Front Design (SPD02).

BH2013/00253

Flat 35 Bath Court Kings Esplanade Hove

Replacement of existing windows and doors with uPVC windows and aluminium doors.

Applicant: Mr Andrew Dent

Officer: Steven Lewis 290480

Approved on 04/03/13 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 Layout	0927/A3/101		30/01/2013
Proposed Layout	0927/A3/101		25/01/2013
Replacement Window elevations	0927/A3/901		25/01/2013
Window Details	0927/A3/902		25/01/2013
Photographic Record			25/01/2013

GOLDSMID

BH2012/03727

14 Wilbury Villas & 69 Wilbury Avenue Hove

Application for variation of conditions 1 and 8 of application BH2012/00193 to allow for alterations to western elevation including replacement of green roof with roof terrace and balcony at ground floor level, revised balcony at second floor level, removal of panels from folding doors, replacement of window with door and alterations on eastern elevation to ground floor balcony.

Applicant: Mr Hans Heller

Officer: Guy Everest 293334

Refused on 28/02/13 DELEGATED

1) UNI

The second floor balcony, and associated balustrade and glazed screen, would appear a discordant addition to the roof profile of the building which would be harmful to the appearance of the building and out of character with adjoining properties in the immediate surrounding area. The development is thereby contrary to the aims of policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The ground floor terrace and second floor balcony, by reason of their elevated position, would result in overlooking and a harmful loss of privacy to the rear curtilage of 16 Wilbury Villas, to adjoining outdoor amenity space at basement level (units 1 & 2) within the development and to the adjoining site to the west which has an extant planning permission for further residential development. The proposed scheme therefore fails to protect neighbouring residential amenity contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03915

9 Cambridge Grove Hove

Alterations and renovation works including reconstructed pitched roof, erection of dormer to rear and formation of flat roof at eaves level. Revised fenestration.

Applicant: Kingpin Autoservices

Officer: Jason Hawkes 292153

Approved on 22/02/13 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) BH12.01

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) 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 works shall take place until full details of the proposed windows, including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Elevations			6/12/2012
Ground Floor Plan			6/12/2012
First Floor Plan			6/12/2012
2nd Floor Loft Plan			6/12/2012
Section X-X			6/12/2012
Floor Plans	8991/1	A	8/02/2013
Proposed Front & Rear Elevations and Sections A-A & B-B	8991/2	A	8/02/2013
Site Plan	8991/1		6/12/2012
Slimlite Double Glazing Information			6/12/2012

BH2012/04053

Flat 5 77 The Drive Hove

Internal alterations to layout of flat.

Applicant: Mr & Mrs E Denapoli

Officer: Helen Hobbs 293335

Approved on 28/02/13 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

Before works commence a 1:20 scale elevational drawing and 1:1 scale joinery sections of the new folding door opening's architraves, linings and the new doors' panel mouldings shall be submitted to and approved by the local planning authority in writing and the works shall be carried out and completed fully in accordance with the approved details.

Reason: 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

The walls, skirting boards, dado rails, picture rails, ceiling cornices and skirting

boards shall be reinstated and made good to match exactly the originals.
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 existing kitchen door shall be replaced with a painted softwood four panelled door to match exactly the existing original doors in the flat.

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

5) UNI

All new and replacement internal pipework shall be run below the floors or behind kitchen units.

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

BH2013/00043

58A Palmeira Avenue Hove

Application for Approval of Details Reserved by Conditions 8, 10, 11, 13 and 18 of application BH2012/01177.

Applicant: Mr David Owen

Officer: Adrian Smith 290478

Approved on 11/03/13 DELEGATED

BH2013/00045

58 Palmeira Avenue Hove

Application for approval of details reserved by conditions 11, 12, 13, 14 and 15 of BH2012/01178.

Applicant: Mr David Owen

Officer: Adrian Smith 290478

Approved on 11/03/13 DELEGATED

BH2013/00087

Kings Gate 111 The Drive Hove

Application for Approval of Details Reserved by condition 7 of application BH2011/00649.

Applicant: Anstone Properties Ltd

Officer: Christopher Wright 292097

Approved on 05/03/13 DELEGATED

BH2013/00131

28A Wilbury Villas Hove

Demolition of existing conservatory and shed and erection of new conservatory and shed to the rear of the property.

Applicant: Mr Andrew Cato

Officer: Helen Hobbs 293335

Refused on 13/03/13 DELEGATED

1) UNI

The submitted plans have a number of inaccuracies, including inaccurate scale bars and are therefore inadequate to allow proper consideration of the proposal and fail to demonstrate that the requirements of policies QD14 and QD27 have been met.

BH2013/00255

25 Hove Park Villas Hove

Demolition of existing rear conservatory and erection of part single storey, part two storey rear extension and alterations including changes to fenestration. Loft conversion with dormers to front, side and rear and rooflights to sides to create additional flat.

Applicant: Lindene GB Promotions Ltd

Officer: Adrian Smith 290478

Approved on 01/03/13 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 vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

3) UNI

The north side ground floor bathroom window to Flat 1 and the south side first floor kitchen and ensuite bathroom windows to Flats 3 and 4 as detailed on drawings nos. TA663C/22 rev C and TA663C/23 rev C received on the 15 February 2013 shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

The railings to the front elevation 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: In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

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

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.

8) UNI

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

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

9) 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.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, all new and replacement windows and doors to the front and side elevations shall match in material and design 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.

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 the Building Research Establishment (BRE) under BREEAM Domestic Refurbishment (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve a BREEAM Domestic 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 a BREEAM Domestic 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.

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, planting of the development, indications of all existing trees to be retained 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) 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.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a BREEAM Domestic Refurbishment 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 a BREEAM Domestic 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.

15) UNI

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

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

16) UNI

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

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

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	TA663C/01	C	15/02/2013
Existing plans and elevations	TA663C/02		28/01/2013
	TA663C/03		28/01/2013
	TA663C/04		28/01/2013
	TA663C/05		28/01/2013
	TA663C/06		28/01/2013
	TA663C/07		28/01/2013
	TA663C/08		28/01/2013
	TA663C/09		28/01/2013
	TA663C/10		28/01/2013
	Proposed plans and elevations	TA663C/20	C
TA663C/21			28/01/2013
TA663C/22		C	15/02/2013

	TA663C/23	C	15/02/2013
	TA663C/24	C	15/02/2013
	TA663C/25	D	15/02/2013
	TA663C/26	D	15/02/2013
	TA663C/27	C	15/02/2013

HANGLETON & KNOLL

BH2012/03986

The Martlets Hospice Wayfield Avenue Hove

Certificate of Lawfulness for proposed single storey extension to North elevation.

Applicant: The Martlets Hospice

Officer: Christopher Wright 292097

Refused on 26/02/13 DELEGATED

1) UNI

The proposed development is not permitted by the Town and Country Planning (General Permitted Development) Order 1995, as amended, because the Hospice buildings do not benefit from any permitted development rights for extensions or alterations.

BH2012/04031

18 Applesham Avenue Hove

Erection of first floor side extension with hipped roof above.

Applicant: Mr Andrew Green

Officer: Steven Lewis 290480

Refused on 11/03/13 DELEGATED

1) UNI

The extension by reason of its form, massing and siting would result in a dominant addition which would interrupt the original symmetrical character of the host dwelling and its semi-detached partner dwelling. As such the extension would appear visually harmful the detriment of the character and appearance of the existing building, the pair of semi-detached dwellings and the wider area contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/00044

7 Hangleton Lane Hove

Erection of two storey side extension.

Applicant: Mr Savash Osman

Officer: Helen Hobbs 293335

Approved on 26/02/13 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

The development hereby permitted shall 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	jj/03/hangleton lane7		8/2/2013
Block plan	jj/04/hangleton lane7		8/2/2013
Existing plan & elevations	jj/01/hangleton lane7		8/2/2013
Proposed plans and elevations	jj/02/hangleton lane 7		8/2/2013

BH2013/00289

45 Holmes Avenue Hove

Certificate of lawfulness for a proposed loft conversion incorporating rear dormer and side gable with fixed obscured glass window.

Applicant: Mark Bucknall

Officer: Mark Thomas 292336

Approved on 25/02/13 DELEGATED

SOUTH PORTSLADE

BH2012/02336

Sellaby House 126 Old Shoreham Road Portslade

Change of use from school building (D1) to offices (B1).

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Refused on 22/02/13 DELEGATED

1) UNI

There is no compelling evidence to demonstrate that the community use (as a school building) has been relocated, incorporated or replaced within a new development; or, that existing nearby facilities have been improved to accommodate the loss; or, that the site is not needed for its existing use or other types of community use. The change of use would therefore result in the unjustified loss of a community facility contrary to policy HO20 of the Brighton & Hove Local Plan.

BH2012/03573

Emmaus Community Drove Road Portslade

Erection of infill conservatory extension to West elevation and external alterations including reinstatement of lower ground floor windows and extension of raised terrace area.

Applicant: Ms Christine Squince

Officer: Jason Hawkes 292153

Approved on 25/02/13 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) BH13.01

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

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

Notwithstanding the submitted details, the scheme shall be implemented in accordance with the Head / Eaves detail on drawing 1277-P-005P2, (which indicates an extension head detail without a drip mould) and not the detail as shown on Section A-A of the same drawing.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 & HE3 of the Brighton & Hove Local Plan.

5) UNI

No works shall take place until full details of the proposed windows, 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 proposed windows should match the existing windows exactly. 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 HE1 & HE3 of the Brighton & Hove Local Plan.

BH2012/03703

Flat 3 20 Wellington Road Portslade

Change of Use from live/work unit (SG08) to residential unit (C3).

Applicant: Mr Paul Older

Officer: Guy Everest 293334

Approved on 04/03/13 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
1:1250 Site Location Plan			30/11/2012
Existing / Proposed Floor Plan	PA01.100	A	30/11/2012

BH2012/04104

68 Church Road Portslade

Erection of 2no storey side extension to facilitate enlargement of first floor flat and creation of bedsit at ground floor level.

Applicant: Park Avenue Estates Ltd & spruce Ltd

Officer: Christopher Wright 292097

Refused on 04/03/13 DELEGATED

1) UNI

The size and layout of the proposed studio flat is considered unsatisfactory and would not provide for the living conditions and level of amenity reasonably expected by the local planning authority, contrary to the objectives of policies HO13 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/00052

Unit 7B & C Victoria Road Trading Estate Victoria Road Portslade

Application for approval of details reserved by conditions 5, 7, 8 and 10 of BH2012/02225.

Applicant: Mr Tom Bauer

Officer: Clare Gibbons 292454

Approved on 01/03/13 DELEGATED

BH2013/00095

Unit 7A Victoria Road Trading Estate Victoria Road Portslade

Application for Approval of Details Reserved by conditions 6, 7 and 8 of application BH2012/02640.

Applicant: Endeavour Holdings Ltd

Officer: Clare Gibbons 292454

Approved on 28/02/13 DELEGATED

BH2013/00103

131 The Mill House, Mill Lane Portslade

Erection of single storey rear extension with associated external alterations.

Applicant: C/O PLC Architects

Officer: Christopher Wright 292097

Refused on 11/03/13 DELEGATED

1) UNI

The proposed development would, by reason of the scale, footprint, siting and design detailing, relate poorly and unsympathetically with the design and appearance of the recipient building, and would appear unduly dominant and prominent within the street scene, breaching the established building line in Deacon's Drive, having a detrimental impact on the character and setting of the recipient building, the street scene and the visual amenities of the locality. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan 2005.

BH2013/00142

10 Stanley Road Portslade

Demolition of existing store room and shed and erection of single storey rear extension.

Applicant: Mr Craig Storey

Officer: Robert McNicol 292322

Refused on 25/02/13 DELEGATED

1) UNI

By virtue of its level of rear projection and height in close proximity to the shared boundary, the proposed extension would have a detrimental impact on the available light to, and outlook from, the adjoining dwelling to the west (no. 12 Stanley Road) 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.

BH2013/00143

10 Stanley Road Portslade

Certificate of Lawfulness for proposed hip to gable roof extension incorporating dormer to the rear and 2no rooflights to the front.

Applicant: Mr Craig Storey

Officer: Robert McNicol 292322

Approved on 21/02/13 DELEGATED

BH2013/00391

St Peters Primary St Peters Road Portslade

Application for approval of details reserved by condition 5 of application BH2012/02546.

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Approved on 28/02/13 DELEGATED

HOVE PARK

BH2012/00529

The British Engineerium The Drove way Hove

Application for Approval of Details Reserved by Conditions 7, 8, 9, 10, 11, 12 and 13 of application BH2011/00228.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Split Decision on 05/03/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 7, 8, 9 & 13 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 10, 11 & 12 are NOT APPROVED for the reason(s) set out in section 11.

2) UNI2

The Preliminary Site Desk Study, dated March 2011, identified the potential for contamination at the site. In the absence of a further robust site investigation there is insufficient detail relating to (potential) land contamination. The details in respect of conditions 10, 11 & 12 cannot therefore be approved.

BH2012/02619

142 Old Shoreham Road Hove

Application for Approval of Details Reserved by Conditions 2 and 4 of application BH2012/01540.

Applicant: Mr Lawrence N Giles

Officer: Adrian Smith 290478

Approved on 26/02/13 DELEGATED

BH2012/03216

Land Rear of 6-8 Kelly Road Hove

Erection of new two/three storey 4no bedroom detached dwelling (excavated basement, ground and first floor levels) with associated demolition of garage at 8 Kelly Road to form access to new dwelling. (Part retrospective).

Applicant: Ms Eman Barakat

Officer: Guy Everest 293334

Approved on 21/02/13 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 commence until full details of proposed land levels relative to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels and the development shall be constructed in accordance with the agreed details.

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

3) UNI

Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed at first or second floor level to the western elevation of the hereby approved dwelling without planning permission having first been obtained from the Local Planning Authority.

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

Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking or re-enacting that Order with or without modification) no extension or enlargement of the dwellinghouse (including additions or alterations to the roof) shall be carried out, or outbuildings, swimming or other pools erected or installed, without planning permission having first been obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could lead to overdevelopment of the site and cause detriment to the adjoining protected trees, 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, QD15 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwellinghouse hereby approved shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 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 shall take place in accordance with the method statements and phasing schedule outlined in the RW Green Limited 'Supporting Arboricultural Information' report dated May 2012 and shall thereafter be retained as such.

Reason: In order to secure the satisfactory preservation of protected trees adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

The 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.

9) UNI

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

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

10) UNI

The dwellinghouse hereby approved shall not be occupied until a scheme for the landscaping and enclosure of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall make provision for the retention and protection of existing planting along the east and southern boundaries of the site, the planting of six new trees to compensate for the loss of existing trees and shall also include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant

sizes and proposed numbers / densities and an implementation programme.
Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD15 and QD16 of the Brighton & Hove Local Plan.

11) UNI

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

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

Plan Type	Reference	Version	Date Received
OS Map & Block Plan	RFA/KR/PA/100		18/10/2012
OS Map & Site Plan	RFA/KR/PA/101		18/10/2012
Proposed Lower Ground Floor Plan	RFA/KR/PA/111		18/10/2012
Proposed Ground Floor Plan	RFA/KR/PA/112		18/10/2012
Proposed First Floor Plan	RFA/KR/PA/113		18/10/2012
Proposed Roof Plan	RFA/KR/PA/114		18/10/2012
Proposed West & North Elevations	RFA/KR/PA/121		18/10/2012
Proposed East & South Elevations	RFA/KR/PA/122		18/10/2012
Site Sections A-A & B-B	RFA/KR/PA/131		18/10/2012
Natural roof slate (Siga 39)			11/02/2013
Ivory render			11/02/2013
Aluminium window frame (RAL 7042)			11/02/2013
Drivesett Tegula Pennant Grey (paving sample)			11/02/2013
Century Stone (Stacked Stone - Nantucket)			11/02/2013
RW Green Ltd 'Supporting Arboricultural Information' (May 2012)			11/02/2013

12) UNI

The first floor en-suite window to the western elevation of the dwellinghouse, as indicated on drawing nos. RFA/KR/PA/113 & RFA/KR/PA/121, 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.

BH2012/03239

British Engineerium The Drove way Hove

Partial demolition and extension to gate house building to form ticket office and shop including repositioning of entrance gates.

Applicant: The British Engineerium Limited

Officer: Guy Everest 293334

Approved on 06/03/13 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 a programme of archaeological work and a scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the archaeological site investigation has been completed in accordance with the approved details.

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

3) UNI

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.

4) UNI

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. 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 QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence until the following details have been submitted to, and approved in writing by, the Local Planning Authority:-

- i) Elevations and sections at 1:20 scale of the hereby approved extension, external ramps and associated balustrade;
- ii) 1:1 sectional profiles of all new rainwater goods;
- iii) 1:5 sectional profiles of copings to the entrance ramp and platform.

The development shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the submitted plans no development shall commence until 1:20 elevations and sections of doors within the hereby approved extension have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14, HE1 and HE6 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
Site Location Plan	1905/58	B	09/10/2012
Block Plan	1905/90	A	09/10/2012
As Existing	1905/88	A	09/10/2012
As Proposed	1905/89	A	09/10/2012

8) UNI

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

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

BH2012/03462

The British Engineerium The Drove Way Hove

Partial demolition and extension to gate house building to form ticket office and shop, including repositioning of entrance gates.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Approved on 06/03/13 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 commence until the following details have been submitted to, and approved in writing by, the Local Planning Authority:-

- i) Elevations and sections at 1:20 scale of the hereby approved extension, external ramps and associated balustrade;
- ii) 1:1 sectional profiles of all new rainwater goods;
- iii) 1:5 sectional profiles of copings to the entrance ramp and platform.

The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

3) UNI

Notwithstanding the submitted plans no works shall commence until 1:20 elevations and sections of doors within the hereby approved extension have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

4) UNI

No works shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

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

BH2012/03577

Land at City Park Orchard Road Hove

Application for variation of conditions 2, 9 and 19 of application BH2012/01354 (Erection of 6no two bedroom houses with associated landscaping and cycle spaces.). Condition 2 (approved drawings) is to be amended to allow the roof of the proposed building to be prefinished steel. Conditions 9 and 19 are to be amended so that reference to the green roof is omitted.

Applicant: Mr Tim Harding

Officer: Jason Hawkes 292153

Approved after Section 106 signed on 08/03/13 DELEGATED

1) 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.

2) BH02.04

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

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

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) BH04.01

The new dwelling[s] 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.

7) BH05.01

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 all 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 residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

8) BH05.02

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

9) BH05.10

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

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

10) 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.

11) 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.

12) 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.

13) BH15.04A

No development approved by this permission shall be commenced until the method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

14) UNI

No development shall commence until full details of site and finished floor levels and height of the development in relation to surrounding buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

15) UNI

The development hereby permitted shall be commenced before 14 September 2015.

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

16) UNI

No development shall commence until full details of the green walls have been submitted to and approved by the Local Planning Authority. The scheme shall include full specification of plants including densities, distribution and arrangements for future maintenance. All planting comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the works, whichever is the sooner. Any plants which within a 5 year period from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

17) UNI

No works shall take place until full details of all the fencing for the site, including 1:50 sample elevations and a block plan showing the extent of the fencing, have been submitted to and approved by the Local Planning Authority in writing. The fencing as agreed will be installed prior to the occupation of the units.

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

18) UNI

Notwithstanding the submitted Arboricultural Statement, no development shall commence until a full more detailed Arboricultural Statement has been submitted which indicates how the trees to be retained on site shall be protected on site taking into the approved scheme, as amended. The statement shall be implemented in accordance with the agreed scheme during the construction of the development and the trees retained thereafter.

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

19) UNI

No works shall take place until full details of proposed solar panels, including 1:50 elevations, have been submitted to and approved by the Local Planning Authority in writing. The panels as agreed will be installed prior to the occupation of the units and thereafter retained as such.

Reason: To protect residential amenity and the appearance of the building in accordance with policies QD1 and QD27 of the Brighton & Hove Local Plan.

20) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	TA647/01		12/11/2012
Proposed Contextual Plan	TA647/P02	E	24/01/2013
Site Layout and Roof Plan	TA647/P10	F	24/01/2013
South and West Elevations	TA647/P11	E	24/01/2013
North and East Elevations	TA647/P12	E	24/01/2013
Sections A-A & B-B	TA647/P13	E	24/01/2013
Floor Plans Units 1 & 2	TA647/P14	B	26/06/2012
Roof / First Floor Plan Unit 3 - 6	TA647/P15	D	24/01/2013
Ground Floor Plan Units 3 - 6	TA647/P16	A	26/06/2012
LGF Plans for Units 3 - 6	TA647/P17	A	26/06/2012
North and South Elevations	TA647/P18	E	24/01/2013
West Elevation	TA647/P19	E	24/01/2013
Comparison Study - Residential	TA647/P20	F	24/01/2013
Comparison Study - Crèche	TA647/P21	F	24/01/2013
Comparison Study - Residential	TA647/P22	E	24/01/2013
Typical Boundary Fence Details	TA647/P23		26/06/2012

21) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed 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 remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of the protection of controlled waters (groundwater) as the site is within a Source Protection Zone 1 area for a public water supply abstraction point and in compliance with policies SU9 and SU11 of the Brighton & Hove Local Plan.

22) UNI

Access to the roof 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 policy QD27 of the Brighton & Hove Local Plan.

BH2012/04030

78 The Drove Hove

Erection of single storey garage to replace existing, external insulation at first floor and additional rear rooflights.

Applicant: Mr & Mrs Forer

Officer: Christopher Wright 292097

Approved on 21/02/13 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 new garage building hereby permitted shall match in material, colour, style, bonding and texture those of the main dwellinghouse.

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 OS Map			19/12/2012
Block Plans	8		19/12/2012
Existing Ground Floor Plan	9		19/12/2012
Existing First & Second Floor Plans	10		19/12/2012
Elevations As Existing	11		19/12/2012
Sections & Roof Plan As Existing	12		19/12/2012
Proposed Ground Floor Plan	14		19/12/2012
Proposed First & Second Floor Plans	15		19/12/2012
Elevations As Proposed	16		19/12/2012
Sections & Roof Plan As Proposed	17		19/12/2012

BH2012/04033

44 Hill Brow Hove

Roof extensions at first floor level on front elevation to create new gable end over garage with enlargement and extension of existing front gable. Revised fenestration and new rooflights with associated external alterations.

Applicant: Mrs Sue Chapple

Officer: Adrian Smith 290478

Refused on 21/02/13 DELEGATED

1) UNI

The proposed first floor front extensions, by virtue of their excessive scale and projection, represent highly visible, incongruous and excessively dominant additions to the recipient building that fail to respect the scale and form of the original building and the positive characteristics of the street. The proposal is therefore considered to be a harmful overdevelopment of the building, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

Report from: 21/02/2013 to: 13/03/2013

BH2013/00003**Cardinal Newman School The Upper Drive Hove**

Erection of proposed infill extension to accommodate escape stair core incorporating the provision of an internal lift in existing stair core.

Applicant: Cardinal Newman Catholic School

Officer: Jason Hawkes 292153

Approved on 21/02/13 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 implemented using the submitted brick sample (Ibstock Berkshire Orange Stock 0771) and roof tile (Redland Rosemary Medium Mixed Brindle), unless otherwise agreed in writing by the Local Planning Authority, and shall thereafter be retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Staircase and Lift	1253-P-101-P2		2/01/2013
Ground Floor Existing	1253-P-102-P2		2/01/2013
First Floor Existing	1253-P-103-P2		2/01/2013
Second Floor Existing	1253-P-104-P2		2/01/2013
Third Floor Existing	1253-P-105-P2		2/01/2013
Roof Existing	1253-P-106-P2		2/01/2013
Existing Sections A-A & B-B	1253-P-107-P2		2/01/2013
Existing Elevations - North and West	1253-P-108-P2		2/01/2013
Proposed Lower Ground and Ground Floor Plans	1253-P-110-P2		2/01/2013
Proposed First and Second Floor Plans	1253-P-111-P2		2/01/2013
Proposed Third Floor and Roof Plan	1253-P-112-P4		23/01/2013
Proposed Sections A-A & B-B	1253-P-113-P2		2/01/2013
Proposed Elevations - North and West	1253-P-114-P4		23/01/2013
Proposed Site and Block Plan	1253-P-115-P2		2/01/2013

BH2013/00032**48 Hill Brow Hove**

Loft conversion incorporating dormers to the front and rear and installation of 3no roof lights to the rear. Removal of existing garage and erection of new pitched roof garage. Removal of existing conservatory and erection of single storey extension to the rear. Other external alterations including revised fenestration, alterations to vehicular access to front and landscaping works.

Applicant: Mr A Nelson

Officer: Helen Hobbs 293335

Approved on 06/03/13 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 vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

4) UNI

The development hereby permitted shall 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 site plans	1214-110PL		7/12/2013
Existing plans	1214-200PL		7/12/2013
Proposed plans	1214-210PL		7/12/2013
Proposed plans	1214-211PL	A	15/02/2013
Existing elevations	1214-300PL		7/12/2013
Proposed elevations	1214-310PL	A	15/02/2013
Existing and proposed street scene elevations	1214-311PL	A	15/02/2013

BH2013/00050

21A Lloyd Road Hove

Change of material from cedar to split slate cladding to the walls of the garage section.

Applicant: Mr Tim Harding

Officer: Clare Gibbons 292454

Approved on 04/03/13 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 slate cladding hereby permitted shall be first implemented within three months of the initial removal of the existing timber cladding and shall be fully implemented within six months of the initial removal of the existing timber cladding unless otherwise approved in writing by the Local Planning Authority.

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

3) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing Elevations and Site & Block Plans	21LOY- Drawing 1 (EX)		28/01/2010
Proposed Elevations	TA 580/11	A	8/01/2013
Proposed Elevations & Section	TA 580/12	A	8/01/2013
Sample of split slate			20/02/2013

BH2013/00073

40 Aldrington Avenue Hove

Erection of conservatory to the rear.

Applicant: Mr David Martin

Officer: Helen Hobbs 293335

Refused on 28/02/13 DELEGATED

1) UNI

The proposed conservatory would form an incongruous addition that would poorly relate to the existing property and result in an over-extended appearance. The proposal would therefore harm the character and appearance of the existing property and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed conservatory, due to its size, solid materials and level of rear projection in conjunction with the existing extension would have an overly dominant and overbearing impact upon the neighbouring property to the south (38 Aldrington Avenue). The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00074

14 Benett Drive Hove

Application to extend time limit for implementation of previous approval BH2010/00484 for erection of side and rear extensions with conversion of roof space including the insertion of two front roof dormers and side and rear roof lights.

Applicant: Mr B & Mrs K Love

Officer: Steven Lewis 290480

Approved on 21/02/13 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.

Plan Type	Reference	Version	Date Received
Site Plan			19/02/2010
Existing	627/01		19/02/2010
Proposed Plans, Sections & elevations	627/02	B	12/03/2010
Existing Site Survey	627/03		19/02/2010

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 window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof 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.

BH2013/00110

69 Benett Drive Hove

Certificate of Lawfulness for proposed single storey side extension and proposed hip to gable roof extension incorporating one side dormer window and provision of 7no rooflights.

Applicant: Mr Warren Bagnall

Officer: Clare Gibbons 292454

Approved on 21/02/13 DELEGATED

BH2013/00129

1 Aldrington Avenue Hove

Erection of detached pitched roof garden studio to replace existing workshop.

Applicant: Mr Gareth Chorley

Officer: Christopher Wright 292097

Approved on 11/03/13 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 use of the outbuilding hereby permitted shall be solely for purposes incidental to the enjoyment of, or ancillary to, the existing dwellinghouse (1 Aldrington Avenue) and the outbuilding shall not be occupied as a separate residential unit.

Reason: The use of the outbuilding as a separate dwellinghouse would require planning permission and in the interests of amenity in order to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

3) UNI

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

permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

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 Plan & Elevation			15/01/2013
Proposed Plans & Elevations			15/01/2013

BH2013/00216

Park House Old Shoreham Road Hove

Application for approval of details reserved by condition 19 of application BH2012/00114.

Applicant: Denne Construction

Officer: Christopher Wright 292097

Approved on 25/02/13 DELEGATED

BH2013/00493

14a Onslow Road (19 Mallory Road) Hove

Application for approval of details reserved by condition 7 of application BH2012/03068.

Applicant: Mr Paul Jeary

Officer: Steven Lewis 290480

Approved on 05/03/13 DELEGATED

WESTBOURNE

BH2012/02880

Fairlawns 159 Kingsway Hove

Installation of gas supply pipes at front elevation to serve 8 flats including lateral pipes to each flat.

Applicant: Southern Gas Network

Officer: Guy Everest 293334

Approved on 08/03/13 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 details shown on drawing nos. 1101 PL 02 Rev E, 1101 PL 05 Rev D & 1101 PL 06 Rev D, the lengths of all the horizontal lateral pipes shall be identical.

Reason: To ensure a consistent and satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The external pipework and brackets shall be painted to match the colour of the external brickwork of the existing building and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	1107 PL 01		12/09/2012
Existing Front Elevation	1107 PL 07		12/09/2012
Existing Ground Floor Plan	1107 PL 08		12/09/2012
Existing Upper Floor Plan	1107 PL 09		12/09/2012
Proposed Front Elevation	1107 PL 02	E	05/12/2012
Existing Ground Floor Plan	1107 PL 05	D	05/12/2012
Existing Upper Floor Plan	1107 PL 06	D	05/12/2012

BH2012/03709

76 Rutland Road Hove

Alterations and increase in height and length of side boundary wall, reduction in size of garage, alterations to rear lean to extension and fenestration changes.

Applicant: Ms Alexandra Kalymnios

Officer: Steven Lewis 290480

Approved on 25/02/13 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 garage as permitted to be altered under this permission shall only be used for purposes incidental to the enjoyment of the dwellinghouse (76 Rutland Road) and shall not be used for any commercial or business purposes.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			21/11/2012
Existing Plan 1 of 2			30/11/2012
Existing Plan 2 of 2			30/11/2012
Proposed Plan 1 of 2			13/02/2013
Proposed Plan 2 of 2	03		13/02/2013

BH2012/03948

52 Westbourne Villas Hove

Formation of glass balustraded balcony over existing flat roof to rear incorporating installation of French doors to replace second floor window.

Applicant: Mr Martin Webb

Officer: Christopher Wright 292097

Refused on 25/02/13 DELEGATED

1) UNI

The proposed development would, by reason of the design of the door opening, size of the roof terrace and use of glass balustrades, introduce an alien and incongruous visual feature within the traditional roofscape, which would have a detrimental impact on visual amenity and detract from the character of the recipient building and the appearance of the conservation area, contrary to the requirements of policy HE6 of the Brighton & Hove Local Plan and SPD09: Architectural Features.

2) UNI2

The size and position of the roof terrace would introduce levels of activity, noise and disturbance, at second floor level and in close proximity to adjoining properties such that neighbour living conditions would be compromised resulting in detriment to residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/03965

Flat 2 48 Westbourne Villas Hove

Replacement of 3no existing single glazed casement windows with double glazed UPVC units.

Applicant: Mrs Carrie Emmerson

Officer: Helen Hobbs 293335

Approved on 26/02/13 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
Window details			12/12/2012
Window sections			4/01/2013
Site location plans			3/01/2013

BH2012/04061

45 Walsingham Road Hove

Erection of single storey rear extension to replace existing, first floor rear extension, loft conversion incorporating front and rear rooflights and rear dormers, external insulation on first and second floors to side and rear, revised front driveway with landscaping and erection of outhouse to rear.

Applicant: Mrs Ingrid Boyd

Officer: Robert McNicol 292322

Approved on 04/03/13 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 commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of one replacement tree, noting species, size, place and implementation programme.

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 QD16 of the Brighton & Hove Local Plan.

3) UNI

The capstones for the repositioned pillars hereby permitted shall match exactly in material, size and style those to the front of the adjoining property (no. 43 Walsingham Road).

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 or other operations shall commence on site until a scheme which provides for the protection of the on-street Elm has been submitted to and approved by the Local Planning Authority. This protection shall remain in place for the duration 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 QD16 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan			21/12/2012
Existing plans	01	A	21/12/2012
Existing elevations and sections	02	B	21/12/2012
Proposed plans	03	F	20/02/2013
Proposed loft plan, elevations and section	04	E	20/02/2013
Proposed outbuilding and driveway plans and elevations	05	C	20/02/2013

6) UNI

No development shall take place until details of the tiling for the front pathway 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.

BH2013/00024

44 Langdale Road Hove

Certificate of Lawfulness for proposed hip to gable roof extension incorporating rear dormer, 5no rooflights to the front and rear elevations and 1no window to the side of the property.

Applicant: Mr Simon Sharron

Officer: Robert McNicol 292322

Approved on 21/02/13 DELEGATED

Report from: 21/02/2013 to: 13/03/2013

BH2013/00085**Autumn Lodge 35-37 Rutland Gardens Hove**

Erection of first floor rear extension over existing flat roof.

Applicant: Mrs S Bravery**Officer:** Clare Gibbons 292454**Refused on 26/02/13 DELEGATED****1) UNI**

The proposal, by virtue of its position, scale, bulk, infilling of the gap between the two properties and inappropriate design would form an incongruous and unsympathetic feature, detrimental to the character and appearance of the building and the surrounding area. The proposal is therefore contrary to policies HO11 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would introduce an unacceptable degree of actual or perceived overlooking leading to a feeling of loss of privacy to the detriment of the amenity of occupiers of neighbouring residential properties contrary to policies HO11, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00109**53 Westbourne Street Hove**

Erection of single storey side extension.

Applicant: Mr John Hogg**Officer:** Jason Hawkes 292153**Approved on 07/03/13 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 Plans	066_PL_001		14/01/2013
Existing Plans and Elevations	066_PL_02		14/01/2013
Proposed Plans & Elevations	066_PL_03	A	5/03/2013

BH2013/00132**42 Hove Street Hove**

Installation of 4no UPVC replacement windows to rear.

Applicant: Mr Bowen**Officer:** Robert McNicol 292322**Approved on 13/03/13 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			16/01/2013
Block plan			16/01/2013
Window section details			16/01/2013
Proposed window elevations1 of 2			16/01/2013
Proposed window elevations2 of 2			16/01/2013
Window elevation sketch			16/01/2013
Photographs of existing windows			16/01/2013

WISH

BH2012/03150

49 Glebe Villas Hove

Erection of single storey rear extension and first floor side extension.

Applicant: Mr & Mrs Cottrell

Officer: Helen Hobbs 293335

Refused on 22/02/13 DELEGATED

1) UNI

The proposed two storey side extension would not retain an appropriate gap between the extension and adjoining property, thus resulting in a 'terracing' effect, to the detriment of the Glebe Villas street scene and character of the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03165

80 Stoneham Road Hove

Application for variation of condition 2 of application BH2011/01760, (Demolition of existing single storey building and erection of a three storey block to form seven residential units), to permit revisions to approved drawings including window, roof and balcony alterations. Variation of condition 10 to replace reference to living wall with 1.8 metre high brick wall and 3 metre high conifer hedge along South and West sides.

Applicant: Mr Matthew Newbury

Officer: Guy Everest 293334

Approved on 25/02/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 8th March 2015.

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 Plans	4198-020	A	16/10/2012
General Arrangement Ground & First Floors	4198/021	C	04/01/2013
General Arrangement 2nd Floor & Roof	4198/022	A	16/10/2012
Elevations	4198/023	C	10/01/2013
Section C-C & D-D	4198/024	A	16/10/2012

3) UNI

Other than the area designated as terrace to flats 6 & 7 on approved drawing no. 4198-022 Rev A access to the remaining flat roof 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

Windows W14, W12 and W22 shall be obscurely glazed in accordance with drawing no. 4198-023 C and shall be maintained as such thereafter.

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

The development hereby approved shall be implemented in accordance with the materials schedule approved under application BH2012/03420 on 9th January 2012.

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

9) UNI

The balconies at first, second and third floor level of the hereby approved development shall incorporate louvre screens as approved under application BH2012/03420 on 9th January 2012. The louvre screens shall be erected in accordance with the approved details prior to first occupation of the development and shall be retained as such thereafter.

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

10) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping,

planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

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

11) UNI

The 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.

12) 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.

13) 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.

14) 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, plants or the living wall 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.

BH2012/03254

Workshop, 1A Marmion Road Hove

Demolition of warehouse and erection of 4no two bedroom terraced houses and 1no office unit (B1).

Applicant: Mr Clive Wheeler

Officer: Adrian Smith 290478

Refused on 28/02/13 PLANNING COMMITTEE

1) UNI

The proposed development by reason of its detailed design and unsympathetic roof form would create an awkward visual relationship with the adjoining dwelling to the north (The Cottage) and would fail to relate positively to the prevailing character of the surrounding area. In addition the amenity space is considered to be insufficient. The development is therefore contrary to policies QD1, QD2 and HO5 of the Brighton & Hove Local Plan 2004 and to the advice in Section 7 of the National Planning Policy Framework.

2) UNI2

The Local Planning Authority is not convinced that the redundancy test has been satisfied. Insufficient information has been submitted to demonstrate this. The application is therefore contrary to policy EM3 of the Brighton & Hove Local Plan 2004.

BH2012/03504

Land Adjacent 80 Stoneham Road Hove

Demolition of existing single storey building and erection of a four storey block to form eight residential units.

Applicant: Mr Matthew Newbury

Officer: Clare Gibbons 292454

Refused on 25/02/13 DELEGATED

1) UNI

The proposed four storey development, by reason of its excessive bulk, scale and height, would not appear subordinate to the adjoining former Maynards sweet factory building, which has been identified as an important heritage asset on the Council's Local List. The scheme would compete with this adjoining building's architectural primacy within the street scene and would not respect its setting. The development would thereby not emphasise or enhance the positive qualities of the local neighbourhood and the proposals are considered contrary to policies QD1, QD2 and HE10 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its overall scale, bulk and height, together with the contrived design and inappropriate detailing of the fourth floor, would result in an awkward relationship with the adjoining former sweet factory building and would detract from the character and appearance of the wider Stoneham Road street scene. The proposals are thereby contrary to policies QD1 and QD2 and HE10 of the Brighton & Hove Local Plan.

BH2012/04070

329 Portland Road Hove

External alterations including composite decking, benches, fabricated coated planters and palisade fencing with associated planting.

Applicant: E D F Energy

Officer: Robert McNicol 292322

Approved on 21/02/13 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 plan & elevation	HOV659-INCLA_S121.101 P1		21/12/2012
Planting plan	HOV659-INCLA_S121.104 P1		21/12/2012
Terrace location plan	HOV659-INCLA_S121.106 P1		21/12/2012
Site location plan	HOV659-INCLA_S121.108 P1		7/01/2013
Decking detail	HOV659-INCLA_S121.301 P1		21/12/2012
Bench (type 1) and timber screen detail	HOV659-INCLA_S121.302 P1		21/12/2012
Planter (type 1) and timber screen detail	HOV659-INCLA_S121.303 P1		21/12/2012
Bench (type 2) and timber screen detail	HOV659-INCLA_S121.304 P1		21/12/2012
Planter (type 2) and timber screen detail	HOV659-INCLA_S121.305 P1		21/12/2012
Aluminium edging with recessed LED lighting detail	HOV659-INCLA_S121.305 P1		21/12/2012

BH2012/04098

331 Kingsway Hove

Application for approval of details reserved by conditions 23, 25, 26 and 30 of BH2012/00988.

Applicant: Mr Andrew Lock

Officer: Guy Everest 293334

Split Decision on 04/03/13 DELEGATED

1) UNI

A Design Stage / Interim Code for Sustainable Homes Certificate, demonstrating that the residential component of the development will achieve Code level 4, is required as part of condition 23 (b).

BH2013/00163

173 New Church Road Hove

Erection of single storey side extension.

Applicant: Mr Emad Herandi

Officer: Steven Lewis 290480

Approved on 12/03/13 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.

Report from: 21/02/2013 to: 13/03/2013

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

Plan Type	Reference	Version	Date Received
Location Plan	16/12 PL01		18/01/2013
Block Plan	16/12 PL02		18/01/2013
Existing & Proposed Plans	16/12 PL03	C	04/03/2013
Existing & Proposed Elevation	16/12 PL04	C	04/03/2013

WITHDRAWN APPLICATIONS

BH2013/00387

343 Kingsway Hove

Loft conversion incorporating 1no. dormer extension to front elevation, 2no dormers to rear, 1no dormer to side (West) elevation and associated works.

Applicant: Jean Joseph Cussac

Officer: Jason Hawkes 292153

WITHDRAWN ON 06/03/13