

PLANS LIST 28 August 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

BH2012/03305

Marks & Spencer Brighton Retail Park Carden Avenue Brighton

Installation of 2no refrigerated storage containers to rear service yard between 1st November and 31st January annually.

Applicant: Marks and Spencer PLC

Officer: Pete Campbell 292359

Approved on 24/07/13 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 refrigerated containers hereby approved shall only be in situ during the period of 1st November to 31st January annually and in the locations specified on the approved drawings.

Reason: The refrigerated containers are not considered suitable as a permanent form of development and in order to safeguard the amenity of neighbouring occupants, the appropriate use of the service yard and the visual amenity of the area, in accordance with policies QD1 and QD27.

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	IL12233/001		15/05/2013
Existing site plan	9010		15/05/2013
Proposed site plan	9002	F 02	
Refrigerated container specification sheet			16/10/2012

BH2013/01073

22 & 24 Carden Avenue Brighton

Demolition of existing day care centre and chalet bungalow and erection of 5no four bedroom detached houses.

Applicant: Mr & Mrs Alan Young

Officer: Jonathan Puplett 292525

Refused on 05/08/13 DELEGATED

1) UNI

Policy HO20 seeks to retain community facilities and only allows the loss of such

facilities if a number of criteria are met. The applicant has failed to demonstrate that the proposed replacement community facility at no. 287 Dyke Road Hove would provide a facility for the existing users which are equal to or better than the existing facilities, and fails to demonstrate that the replacement facility would be utilised as part of an overall strategy supported by the Adult Social Care and Health Team. Based upon the information submitted it has not been demonstrated that the proposed development would be compliant with policy HO20 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would be of a density out of keeping with the typical character of detached dwellings in the immediate area surrounding the application site. The proposed dwelling designs (tall narrow buildings), with limited spacing between the dwellings, are not of a type common in the surrounding street scene and area, and would appear as incongruous features in the street scene. The proposed development is therefore contrary to policies QD1, QD2 and HO4 of the Brighton and Hove Local Plan.

3) UNI3

The proposed eastern-most dwelling would have an overbearing and enclosing impact upon present and future occupiers of the neighbouring dwelling sited to the east of the application site, no. 26 Carden Avenue. The proposed development would also cause increased overshadowing of this neighbouring property. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01568

97 Cuckmere Way Brighton

Certificate of lawfulness for proposed enlargement of existing rear dormer and insertion of 2no velux windows to front roof slope.

Applicant: Mr Andy Maskell

Officer: Louise Kent 292198

Approved on 29/07/13 DELEGATED

BH2013/01653

52 Graham Avenue Brighton

Erection of detached garden room with raised decking in rear garden.

Applicant: Sam Parsons

Officer: Andrew Huntley 292321

Refused on 23/07/13 DELEGATED

1) UNI

The garden room and terracing would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to neighbouring properties. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01711

10 Solway Avenue Brighton

Certificate of lawfulness for proposed erection of single storey rear extension.

Applicant: Mr & Mrs Scott

Officer: Louise Kent 292198

Approved on 07/08/13 DELEGATED

BH2013/01716

33 Stoneleigh Avenue Brighton

Erection of a single storey rear extension.

Applicant: Mr James Boys

Officer: Wayne Nee 292132

Approved on 25/07/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	n/a		28 May 2013
Existing and proposed	687/01	A	11 July 2013

BH2013/01727

193 Ladies Mile Road Brighton

Erection of raised decking to rear with steps to garden and associated alterations.

Applicant: Ms Harvey

Officer: Robin K Hodgetts 292366

Approved on 25/07/13 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

Prior to the raised timber decking hereby approved being brought into use, the privacy screen shown on plan number ADC558/02 revision A received on 15/07/13 shall be constructed in full and permanently retained as such thereafter.

Reason: To safeguard the amenity of the neighbouring property at 191 Ladies Mile Road and 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
Block plan	ADC558/BP		29/05/13
Location plan	ADC558/LP		29/05/13
Existing plans and elevations	ADC558/01		29/05/13
Proposed plans and elevations	ADC558/02	A	15/07/13

BH2013/01756

9 Kenmure Avenue Brighton

Erection of a single storey rear extension.

Applicant: Patricia Janes

Officer: Andrew Huntley 292321

Refused on 22/07/13 DELEGATED

1) UNI

In the absence of accurate elevation drawings correctly showing the size and relationship to the existing dwelling, it is insufficient to fully assess the impact of the proposed extension on the visual amenity and character of the area. As such, the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the above reason for refusal, the scale of the extension adds significant bulk to the rear of the bungalow to its visual detriment causing harm to the character of the area. In addition the proposal would result in poor relationship between the proposed extension and host dwelling. This poor relationship would detrimental to the character and appearance of the host dwelling and wider area, which is also exacerbated by the fact this side of the building is visible from public viewpoint. Therefore, the proposal is contrary to Policy QD14 of the Brighton & Hove Local Plan.

BH2013/01777

29 Braybon Avenue Brighton

Demolition of garage to facilitate creation of two storey side extension, single storey rear extension and alterations to rear decking and front doorway.

Applicant: Mr Jon Stubbs

Officer: Wayne Nee 292132

Approved on 31/07/13 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 details of a scheme to provide a 1.8m high privacy screen along the northern extent of the raised decking hereby permitted, to protect the privacy of the occupiers of no. 31 Braybon Avenue, has 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 the raised decking shall not be brought into use until the approved screening is in place. The privacy screen shall thereafter be retained in situ.

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 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

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	420(PL)3	B	03 June 2013
Elevations	420(PL)1	C	03 June 2013
Plans	420(PL)2	C	03 June 2013

BH2013/01823

20 Winfield Avenue Brighton

Erection of two storey rear extension.

Applicant: Mr David Lamb

Officer: Andrew Huntley 292321

Refused on 31/07/13 DELEGATED

1) UNI

The proposed rear extension, by virtue of its design and size, would result in visually intrusive and bulky addition, and as a result would be detrimental to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies contrary to Policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by reason of its height, depth and being close to the southern boundary, would appear visually overbearing and have a detrimental impact on the residential amenity of number 19 Winfield Avenue by way of outlook. The proposal is therefore contrary to Policy QD27 of the Brighton & Hove Local Plan.

BH2013/01863

10 Carden Avenue Brighton

Erection of additional higher fencing to West and South elevations. (Part retrospective)

Applicant: Mr Anthony Radmall

Officer: Robin K Hodgetts 292366

Approved on 02/08/13 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
Location plan			10/06/13
Proposed Side elevation			10/06/13
Existing Side elevation			10/06/13
Existing and proposed rear elevation			10/06/13

BH2013/01886

1A Warmdene Way Brighton

Erection of single storey side extension.

Applicant: Mr Robert Walters

Officer: Pete Campbell 292359

Refused on 05/08/13 DELEGATED

1) UNI

The proposed development by virtue of its cramped appearance, reducing the visual separation between the host building and the neighbouring property of no.1 Warmdene Way and uncomplimentary roof form represents and unsympathetic addition which would be significantly detrimental to the visual appearance and character of; the host property, its relationship with the neighbouring property and the wider setting. The application is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The siting of the proposed extension, in close proximity to the eastern boundary of the site and side windows serving the neighbouring property of no.1 Warmdene Way, would have an overbearing and enclosing presence which would be detrimental to the residential amenity of the neighbouring occupants contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

BH2013/01967

170 - 172 Carden Hill Brighton

Conversion and extensions to existing office building (B1) to form 4no three bedroom dwellings.

Applicant: Goassets Limited

Officer: Jonathan Puplett 292525

Refused on 07/08/13 DELEGATED

1) UNI

The proposed development would be of a density out of keeping with the typical character of dwellings in the immediate area surrounding the application site (i.e. nos. 154-168 Carden Hill). The proposed plot sizes would be uncharacteristically small and the development would be cramped. The spacing between the proposed building and no. 168 Carden Hill alongside would not be adequately retained. The proposed dwelling type and built form (a terrace of 4 dwellings) would appear out of keeping with the character of the development in the immediate street scene. The proposed development would not emphasise or enhance the positive qualities of the local area and would be contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwellings would fail to enhance the quality and character of the street scene. The proposed roof form is excessively bulky and the proposed materials and detailing are an incoherent mix of traditional and contemporary styles. Overall the proposed development is not considered to be of a sufficiently high standard of design. The proposed development is therefore contrary to policies QD1, QD2 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwellings would fail to enhance the quality and character of the street scene. The proposed roof form is excessively bulky and the proposed materials and detailing are an incoherent mix of traditional and contemporary styles. Overall the proposed development is not considered to be of a sufficiently high standard of design. The proposed development is therefore contrary to policies QD1, QD2 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would result in the loss of the existing office use of

the property. The applicant has failed to demonstrate that the existing office use is redundant and has failed to demonstrate that the proffered alternative uses set out in policy EM5 of the Brighton & Hove Local Plan have been explored. Based upon the information submitted the proposed development is therefore contrary to policy EM5.

5) UNI5

The proposed development does not incorporate sufficient measures to demonstrate that Lifetime Homes Standards would be met where practicable. The development would not deliver an adequate level of accessibility of future residents and is contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2013/01998

23 Tangmere Road Brighton

Erection of two storey and single storey rear extensions.

Applicant: Mr Paul Davis

Officer: Andrew Huntley 292321

Approved on 07/08/13 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 first floor window in the western elevation of the two-storey extension hereby permitted shall be obscure glazed and fixed shut and thereafter permanently retained as such.

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

3) UNI

The first floor window in the eastern elevation of the two-storey extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed and Existing Plans and Elevations	13066 - 01	C	29.07.2013

5) UNI

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

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

BH2013/02005

34 Graham Avenue Brighton

Prior approval for the erection of single storey rear extension, which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Paul Nixon

Officer: Chris Swain 292178

Prior approval not required on 29/07/13 DELEGATED

BH2013/02149

2-8 Carden Avenue Brighton

Non Material Amendment to BH2011/03358 to alterations to the balcony treatment to the building using glazing protection and railings.

Applicant: Hallmark Care Homes

Officer: Liz Arnold 291709

Approved on 02/08/13 DELEGATED

BH2013/02150

2-8 Carden Avenue Brighton

Non Material Amendment to alterations to the boundary treatments at London Road and Carden Avenue. Retaining the existing boundary wall to London Road and building new brick piers faced in render and new metal entrance gates to Carden Avenue.

Applicant: Hallmark Care Homes

Officer: Liz Arnold 291709

Approved on 02/08/13 DELEGATED

PRESTON PARK

BH2013/00439

93 Springfield Road Brighton

Loft conversion incorporating a dormer and rooflights to rear elevation and a rooflight to the front elevation.

Applicant: Victor Ellis

Officer: Louise Kent 292198

Refused on 29/07/13 DELEGATED

1) UNI

The proposed rear dormer, by reason of its inappropriate design, size and siting involving the unsympathetic removal of a section of the adjoining roofslope, would represent an incongruous extension to the roof of the dwelling that would harm the character and appearance of both the building and the roofscape of this part of the Preston Park Conservation Area. The proposed development is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPGBH1 'Roof Alterations & Extensions'

2) UNI2

The proposed rear rooflights are not of a sympathetic 'conservation style', are poorly sited, excessive in number and over large. They would relate poorly to the existing building and when read in conjunction with the proposed rear dormer would give the roofslope a cluttered appearance which would have an unacceptable impact upon the character and appearance of both the building and the roofscape of this part of the Preston Park Conservation Area. The proposed development is thereby considered contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPGBH1 'Roof Alterations & Extensions'

BH2013/00998

Flats 1B & 1A 2 Lancaster Road Brighton

Relocation of existing bathroom window at No 1A from side to rear to facilitate erection of single storey rear extension to No 1B. Replacement of existing side window at No 1B with new bi-folding doors.

Applicant: Paul & Gill Jones

Officer: Louise Kent 292198

Refused on 30/07/13 DELEGATED

1) UNI

The extension, due to its footprint, siting, height and scale would represent an inappropriate and contrived addition that fails to respect the built form and the character and setting of the existing dwelling. As such, it would form an unsympathetic and incongruous addition and would be detrimental to the character and appearance of the existing property and the adjoining properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its siting, height, footprint and massing, would result in an unneighbourly development by reason of building bulk along neighbouring boundaries. As such the proposal would adversely impact on the levels of residential amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed extension by reason of height, footprint and scale with the creation of a small lightwell area would result in increased bulk for the existing occupiers, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01581

19 Rugby Road Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs D Poore

Officer: Pete Campbell 292359

Approved on 25/07/13 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 materials, 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plans, location plan and elevations	045. EXG.01		18/07/2013
Proposed floor plans, location plan and elevations	048.2013. PL.01/A		18/05/2013
Design and Access Statement	048/ds		17/05/2013

BH2013/01584

6 Old Shoreham Road Brighton

Erection of single storey rear extension and roof alterations to existing extension.

Applicant: Mr Marcus Abel

Officer: Pete Campbell 292359

Refused on 29/07/13 DELEGATED

1) UNI

The proposed extension by reason of its excessive length, scale, and uncomplimentary design particularly the roof form, would adversely impact upon the visual appearance and character of both the host building and the terrace of which it forms a part of. The application is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan 2005.

BH2013/01594

London Gate 72 Dyke Road Drive Brighton

Creation of new crossover.

Applicant: RBG Ltd

Officer: Andrew Huntley 292321

Approved on 29/07/13 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	PF/RBG LG CO		30.05.2013
Site Layout Plan	PF/RBG LG CO	A1	30.05.2013
Location	PF/Q8285		30.05.2013

BH2013/01673

5 Chester Terrace Brighton

Erection of single storey side extension and alteration to fenestration.

Applicant: Mr Andy Wright

Officer: Sonia Gillam 292265

Refused on 19/07/13 DELEGATED

1) UNI

The proposed extension, by virtue of its inappropriate form, size and design would not respect the historic form, layout and design of the property, and therefore would fail to preserve or enhance its traditional character or make a positive contribution to the visual quality of the environment. As such the proposal would be detrimental to the character and appearance of the property and the Preston Park conservation area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

Report from: 18/07/13 to: 07/08/13

2) UNI2

The proposed extension, by virtue of its siting, size, height and massing, in combination with the change in ground levels between the properties, would adversely affect the amenities of the occupiers of no. 3 Chester Terrace resulting in loss of light and outlook, overbearing visual impact and an increased sense of enclosure. As such the proposal would detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01762

Land rear of 7-9 Springfield Road Brighton

Erection of 2no single storey courtyard houses with associated landscaping and pedestrian and cycle access from Springfield Road.

Applicant: Geneva Investment Group Ltd

Officer: Liz Arnold 291709

Refused on 31/07/13 DELEGATED

1) UNI

The development would result in the loss of open space which would have a harmful impact on the quality and character of the local area. Furthermore, the development, by reason, of its siting, footprint, scale and excessive footprint would appear discordant and contrived in relation to the prevailing pattern and layout of surrounding a development and represents a cramped form of development. The proposal would therefore fail to emphasise and enhance the positive qualities of the local neighbourhood. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The outlook from bedrooms two would be oppressive, resulting in a sense of enclosure, as a result of the height of the rear boundary wall of the site and the proximity of the bedroom windows to this wall. Therefore the proposal would provide a poor standard of accommodation harmful to the amenity of future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01773

4 Sandgate Road Brighton

Demolition of existing single storey rear extension and erection of part one, part two storey rear extension.

Applicant: Mr John Hems

Officer: Pete Campbell 292359

Refused on 01/08/13 DELEGATED

1) UNI

The proposed extension by virtue of its inappropriate design, excessive scale and uncomplimentary finish would adversely impact upon the visual appearance and character of; the host building, the terrace and the wider surrounding area. The application is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan 2005.

BH2013/01842

51 Coventry Street Brighton

Erection of a single storey rear extension.

Applicant: Simon Woodhead

Officer: Andrew Huntley 292321

Approved on 29/07/13 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

No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the programme of archaeological work has been completed in accordance with the approved Written Scheme of Archaeological Investigation

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded 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
Site Location Plan	13/039/02		06.06.2013
Block Plan	13/047/03		06.06.2013
Existing and Proposed Elevations and Layouts.	13/039/01		06.06.2013

BH2013/01862

80 Chester Terrace Brighton

Replacement of ground floor rear pitched roof with flat roof.

Applicant: Ms Belinda Coote

Officer: Liz Arnold 291709

Approved on 01/08/13 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 Floor, Block and Location Plans & Elevations	100	-	10th June 2013
Proposed Floor Plans & Elevations	200	-	10th June 2013

BH2013/01937**48 Florence Road Brighton**

Erection of first floor rear extension including alterations to fenestration and replacement of roof tiles from concrete clay to natural slate.

Applicant: Mr J G Finlayson

Officer: Andrew Huntley 292321

Approved on 02/08/13 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 new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans	101		12.06.2013
Proposed Plans	102	A	12.06.2013
Existing Elevations 1	103		12.06.2013
Proposed elevations 1	104	B	25.07.2013
Existing Elevations 2	105		12.06.2013
Proposed Elevations2	106	B	25.07.2013
Site Location Plan	107	A	12.06.2013
Site Block Plan	108	A	12.06.2013

BH2013/02023**46 Hamilton Road Brighton**

Certificate of Lawfulness for proposed removal of existing and erection of rear dormer window.

Applicant: Mr & Mrs Webbe

Officer: Andrew Huntley 292321

Approved on 29/07/13 DELEGATED

REGENCY**BH2012/04081****Flat 2 45 Norfolk Square Brighton**

Replacement of existing timber casement window with timber sash window to front elevation.

Applicant: Mr Gary Pickard

Officer: Helen Hobbs 293335

Approved on 19/07/13 DELEGATED

1) BH01.05

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

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

2) UNI

The panelling below the window should match exactly the dimensions and detailing of the panelling below the 3rd floor windows of No. 45 Norfolk Square (flat 4).

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

3) UNI

The ashlar lining out and banded rustications and storey band above the ground floor window and first floor window cills shall be carried out and completed to match exactly the original renderwork.

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

4) UNI

A skirting board shall be reinstated inside the reconstructed bay to match exactly the existing skirting board in the room.

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

5) UNI

Details of the method of repair of the cracks in the front wall on the upper floors and of the first floor front window cills and any additional structural supporting or tying in works that may be required that are not shown on the approved drawings shall be submitted to and approved by the local planning authority before these works commence.

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.

6) UNI

The new renderwork shall be carried out using a mix of 1part natural hydraulic lime, 2 parts clean well graded sand and 1 part stone dust and shall be polished smooth and shall be painted with a smooth masonry paint to match the colour of the rest of the building.

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

BH2012/04082

Flat 2 45 Norfolk Square Brighton

Replacement of existing timber casement window with timber sash window to front elevation.

Applicant: Mr Gary Pickard

Officer: Helen Hobbs 293335

Approved on 19/07/13 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 ashlar lining out and banded rustications and storey band above the ground floor window and first floor window cills shall be carried out and completed to match exactly the original renderwork.

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

3) UNI

The new renderwork shall be carried out using a mix of 1part natural hydraulic lime, 2 parts clean well graded sand and 1 part stone dust and shall be polished

smooth and shall be painted with a smooth masonry paint to match the colour of the rest of the building.

Reason: To ensure the satisfactory appearance of the development and to comply with policies HE1 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 plan	RP-01		24th December 2012
Block plan	RP-02		24th December 2012
Existing and proposed elevation	RP-03		24th December 2012
Proposed elevation	RP-05		17th January 2013
Existing and proposed front elevations	43672/01		24th December 2012
Temporary support and reinforced concrete beam details	43672/02		24th December 2012
Proposed front elevation -interior			19th June 2013
Proposed section through window			19th June 2013
Sections through stile, window architrave and meeting rails			19th June 2013
Sections through cill and head, glazing, window head and bottom rail			19th June 2013

5) UNI

Details of the method of repair of the cracks in the front wall on the upper floors and of the first floor front window cills and any additional structural supporting or tying in works that may be required that are not shown on the approved drawings shall be submitted to and approved by the local planning authority before these works commence.

Reason: As insufficient information has been submitted, to ensure the satisfactory appearance of the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/01450

Flat 4 45 Norfolk Square Brighton

Internal alterations to layout of flat and replacement of timber single glazed bathroom window with timber double glazed window.

Applicant: Mr S Cohen

Officer: Helen Hobbs 293335

Approved on 23/07/13 DELEGATED

1) BH01.05

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

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

2) UNI

The proposed mouldings to the panels in the bathroom door should exactly match the mouldings of adjacent original doors.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until details of any mechanical extracts required for either the bathroom or the proposed kitchen 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 HE 1 of the Brighton & Hove Local Plan.

4) UNI

The proposed skirting should exactly match the original skirting's that survive in the same room (front living room to flat 4).

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

BH2013/01666

38 Ship Street Brighton

Installation of ATM machine to front elevation.

Applicant: Ms Claire Douglas

Officer: Helen Hobbs 293335

Refused on 25/07/13 DELEGATED

1) UNI

The solidity and bulk of the ATM would make it an incongruous feature on a traditional shop front and would greatly imbalance the attractive formal design of the shop front, harming its careful proportions, furthermore it would unbalance and harm this uniform group of properties the site lies within. The development would therefore fail to preserve the character and appearance of the existing property, street scene and the surrounding Old Town Conservation Area contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/01670

43 Preston Street Brighton

Removal of existing curved timber and metal fascia and replacement with timber fascia and mouldings. (Retrospective)

Applicant: J B Howard Properties Ltd

Officer: Guy Everest 293334

Approved on 23/07/13 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
1:1250 Site Location Plan			22/05/2013
Existing Elevations	1273-03		22/05/2013
Proposed Front Elevation	1273-03	A	22/05/2013

BH2013/01689

66 Preston Street Brighton

Internal alterations and refurbishment including raising of floor level and removal of false ceiling in South bar area, relocation of bar and formation of new opening in existing structural wall. Installation of new door opening to garden area.

Applicant: Indigo Pub Company

Officer: Adrian Smith 290478

Approved on 31/07/13 DELEGATED

1) BH01.05

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

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

2) UNI

The existing floor to the south wing shall be retained at all times.

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

3) UNI

This approval is limited to the works shown on the approved drawings. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

4) UNI

Within 3 months of works commencing details of the original cornice detailing to the south wing shall be submitted to the Local Planning Authority. The corncicing shall be repaired and reinstated to match exactly the originals. In the event no corncicing is salvageable, large scale details of the proposed replacement cornice shall be submitted for approval to the Local Planning Authority within 3 months of works commencing.

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

Within 3 months of works commencing details of the existing balustrades to the main staircase shall be submitted to the Local Planning Authority. The balustrades shall be repaired and reinstated to match exactly the originals. In the event no balustrades are salvageable, large scale details of the proposed replacement balustrades shall be submitted for approval to the Local Planning Authority within 3 months of works commencing.

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.

6) UNI

The new walls shall be scribed around all existing features including any skirting boards, dado rails, picture rails and cornices, and the existing features shall not be cut into or damaged. Any new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.

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

7) UNI

No works shall take place until full details of the proposed fireplace surround and hearth 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.

BH2013/01694

Rooftop Telecommunications Site 31 to 38 Kings Road Brighton

Installation of a second 2.5metre high stub monopole on the Northeast corner of the plantroom roof. Replacement of the existing 6no antennas and redistribution between the existing monopole and the new monopole (4no on the new monopole and 2no on the existing). Installation of 2no new 600mm diameter dish antennas (1no on each monopole) plus other ancillary works.

Applicant: Telefonica UK Ltd.

Officer: Christopher Wright 292097

Refused on 31/07/13 DELEGATED

1) UNI

The proposed telecommunications installation would, by reason of its siting and height, give the rooftop a cluttered appearance and would represent an incongruous feature that would be readily visible and have a detrimental visual impact on the historic character and appearance of the Old Town Conservation Area. As such the proposal is contrary to the requirements of policies HE6, QD23 and QD24 of the Brighton & Hove Local Plan 2005.

BH2013/01697

Flat 1 22 Vernon Terrace Brighton

Erection of single storey infill extension to rear.

Applicant: Mr Thomas Mercer

Officer: Adrian Smith 290478

Approved on 23/07/13 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			03/06/2013
Block plan			03/06/2013
Existing plans and elevations	MERC01_01		29/05/2013
Proposed plans and elevations	MERC01-02	A	29/05/2013

BH2013/01698

Sussex Heights 14 St Margarets Place Brighton

Installation of 4no communication masts on rooftop.

Applicant: Mr Roger Horlock

Officer: Jason Hawkes 292153

Approved on 30/07/13 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

Any proposed cables and wires shall be flush to the building and new equipment and the scheme shall not include any wires such as overhead wires which a bird could fly into.

Reason: To ensure species of nature conservation importance are appropriately protected, in accordance with Policy QD18 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD11 Nature Conservation and Development.

3) UNI

The new equipment shall only be installed and thereafter maintained outside of the nesting season of the peregrine falcons (March - July). The roof of the building shall only be accessed during this time in the event of an emergency.

Reason: To ensure species of nature conservation importance are appropriately protected, in accordance with Policy QD18 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD11 Nature Conservation and Development.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			4th June 2013
Plan View	MNET001-001	A	4th June 2013
West Elevation View	MNET001-002	A	4th June 2013
East Elevation View	MNET001-003	A	4th June 2013
North & South Elevation Views	MNET004	A	4th June 2013
Roof Mount Frame and Bracket Details			21st May 2013
Antenna Details			21st May 2013
Access Point Details			21st May 2013
Airfiber Details			21st May 2013

BH2013/01706

Flat 3 6 Montpelier Terrace Brighton

Application for removal of condition 5 of application BH2013/00526 (Internal alterations to layout of flat, replacement window and removal of external pipe work. (Part retrospective)) which states that within six months of the date of this permission the redundant pipework on the front wall shall be removed and the wall made good to match.

Applicant: Joe McNulty

Officer: Jason Hawkes 292153

Approved on 02/08/13 DELEGATED

1) UNI

The new front central sash window and its architraves shall match exactly the original windows in its joinery dimensions and moulding profiles.

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

2) UNI

The new walls and kitchen units shall be scribed around existing original features such as skirting boards, dado rails, picture rails and cornices, which shall not be cut into or damaged, and new skirting boards, shall be run around the new walls to match exactly the originals in each respective part of the building.

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

3) UNI

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

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

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

4) UNI

The development shall be carried out in accordance with the skirting board details received on the 19th June 2013 (approved under BH2013/01867).

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

5) UNI

All surviving original doors and their architraves shall be retained and any new doors and their architraves shall be of painted softwood and shall match exactly the original doors. Any fireproofing to new doors should be an integral part of the door construction and fireproofing of original doors shall be carried out using intumescent veneers, papers or paints in such a manner as to not obscure the panelling and its mouldings. Self-closing mechanisms, if required, shall be of the concealed mortice type.

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

BH2013/01786

20 Windlesham Road Brighton

Replacement of existing windows and doors with UPVC windows and doors. Creation of additional parking and alterations to front boundary wall including installation of metal pedestrian gate, replacement vehicular gate, railings and brick piers.

Applicant: Miss Gen Smith

Officer: Mark Thomas 292336

Approved on 06/08/13 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	H106/001	-	3 June 2013
Block plan	H106/002	-	3 June 2013
Existing ground floor plan	H106/003	-	3 June 2013
Existing first floor plan	H106/004	-	3 June 2013
Existing second floor plan	H106/005	-	3 June 2013
Proposed ground floor plan	H106/009	-	3 June 2013
Proposed first floor plan	H106/010	-	3 June 2013
Proposed second floor plan	H106/011	-	3 June 2013
Existing elevation A	H106/015	-	3 June 2013
Proposed elevation A	H106/016	-	3 June 2013
Existing elevation B	H106/017	-	3 June 2013
Proposed elevation B	H106/018	-	3 June 2013
Existing elevation C	H106/019	Rev A	19 June 2013
Proposed elevation C	H106/020	Rev A	19 June 2013
Existing wall/ gate elevation	H106/022	Rev A	19 June 2013

Proposed wall/ gate elevation	H106/022	Rev A	19 June 2013
External plan as existing	H106/025	-	19 June 2013
External plan as proposed	H106/026	Rev A	19 June 2013
Window sections- 'Diamond 65mm Featured Suite'	-	-	20 June 2013

BH2013/01843

69 Middle Street Brighton

Change of use from offices (B1) to residential (C3) to create 9no one bed flats and 2no two bed flats.

Applicant: Jeary Developments Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 29/07/13 DELEGATED

1) UNI

In accordance with the provisions of paragraph N (8)(c) of Class J, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and hereby refused because it has not been demonstrated that the site will not be contaminated land. As such the proposal is contrary to policy SU11 of the Brighton & Hove Local Plan 2005.

2) UNI2

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Proposed Ground Floor Plan	LH-01		5 June 2013
Proposed First Floor Plan	LH-02		5 June 2013
Proposed Second Floor Plan	LH-03		5 June 2013
Proposed Third Floor Plan	LH-04		5 June 2013
Existing Ground Floor Plan	LH-05		5 June 2013
Existing First Floor Plan	LH-06		5 June 2013
Existing Second Floor Plan	LH-07		5 June 2013
Existing Third Floor Plan	LH-08		5 June 2013
Location and Block Plans	LH-09		5 June 2013
Existing/Proposed Front and Rear Elevations	LH-10		5 June 2013
Existing/Proposed Side (South) Elevation	LH-11		5 June 2013

BH2013/01910

First Floor Mitre House 149 Western Road Brighton

Prior approval for change of use of first floor office (B1) to residential (C3) to form 12 no. self contained flats.

Applicant: Tareem Ltd

Officer: Guy Everest 293334

Prior approval not required on 05/08/13 DELEGATED

BH2013/01928

Priory House Bartholomew Square Brighton

Change of use from offices (B1) to 40no residential units (C3).

Applicant: Baron Homes Corporation

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 26/07/13 DELEGATED

1) UNI

In accordance with the provisions of paragraphs N (3) and N (7) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and is refused because the proposal would result in a material change in the character of traffic in the vicinity of the site. As such the proposal is contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan 2005.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Lower Ground Floor	PH001		7 June 2013
Ground Floor	PH002		7 June 2013
First Floor	PH003		7 June 2013
Second Floor	PH004		7 June 2013
Third Floor	PH005		7 June 2013
Fourth Floor	PH006		7 June 2013
Roof Plan	PH007		7 June 2013
As Proposed Lower Ground Floor Plan	1968/26	A	7 June 2013
As Proposed Ground Floor Plan	1968/27	A	7 June 2013
As Proposed First, Second, Third Floor Plans	1968/28	A	7 June 2013
As Proposed Fourth Floor Plan	1968/29	A	7 June 2013

ST. PETER'S & NORTH LAINE

BH2012/03872

Brighton Station Queens Road Brighton

Erection of three storey building to provide cycle storage, ancillary shower/changing facilities, cycle shop, café, cycle repair outlet and cycle hire.

Applicant: Southern Rail

Officer: Maria Seale 292232

Approved on 22/07/13 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

No development shall take place except site clearance and remediation until details of the Sustainable Urban Drainage System has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development and shall thereafter be retained as such.

Reason: To protect water resources and their quality and sustainability, to comply with policies SU2, SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

3) UNI

The café(s) and outside terrace shall only be open between the hours of 06.00 and 22.00 each day.

Reason: To prevent undue noise nuisance and protect amenity, to comply with policies SU10, QD27 and SR12 of the Brighton & Hove Local Plan.

4) UNI

No development or site clearance shall take place 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;
- b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;
- c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To protect amenity and undue pollution, to comply with policies QD27 and SU11 of the Brighton & Hove Local Plan.

5) UNI

The development shall not be completed or occupied until there has been submitted to the Local Planning Authority verification by a competent person approved under the provisions of part c) of the condition above that any remediation scheme required and approved under the provisions of the condition 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;
- 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 part c) of the condition above.

Reason: To protect amenity and undue pollution, to comply with policies QD27 and SU11 of the Brighton & Hove Local Plan.

6) UNI

The internal layout of the building including the internal staircase and lift link to all three floors, as shown on the approved drawings (except for the ground floor cycle storage area), shall be implemented before the development hereby permitted is first brought into use. Details of the ground floor cycle storage layout shall be submitted to and approved in writing by the Local Planning Authority and shall include provision for access to charging points and space to serve electrical bicycles. The approved ground floor layout shall be implemented before the building is first brought into use and the cycle parking facilities shall thereafter be retained for use by visitors to the development at all times.

Reason: The provision of the internal staircase and lift links all three floors will help ensure the building relates successfully to its surroundings and the public open space to the north and for accessibility reasons, and to ensure the cycle storage layout incorporates sufficient aisle width to ensure the stands are usable, and to encourage travel by means other than private motor vehicles, to comply with policies QD1, QD2, QD3, QD15, EM13, TR1 and TR14 of the Brighton & Hove Local Plan and to meet the objectives of the Brighton Station Gateway project.

7) UNI

The development hereby permitted shall not be first brought into use until details of a minimum of 4 bird boxes to be located on the building and/or within the public open landscaped area have been submitted to and approved in writing by the

Local Planning Authority. The approved bird boxes shall be implemented before the building and/or open landscaped area are first respectively brought into use.

Reason: To enhance biodiversity of the site, to comply with policies QD17, NC4, QD19 and EM13 of the Brighton & Hove Local Plan.

8) UNI

The building hereby approved shall not be first brought into use until all the paved area immediately to the west of the building where the existing cycle stands are located which currently has different style of paving to that of the rest of the station concourse, has been re-paved with blockwork to match the rest of the station concourse south of the roundabout as shown on drawing no. 521464-A-005 Rev 08 received on 3/6/13. The new paving shall be maintained in perpetuity.

Reason: To ensure a high standard of design and ensure the development relates well to its surroundings and enhances the public realm and respects the setting of the listed station and West Hill Conservation Area, to comply with policies QD1, QD2, QD4, QD15, EM13, HE1, HE3 and HE6 of the Brighton & Hove Local Plan and to meet the objectives of the Brighton Station Gateway project.

9) UNI

Details shall be submitted to and approved in writing by the Local Planning Authority for the landscaped open space immediately to north of building as shown within the red line (up to the boundary of Block J site) as shown indicatively on drawing no. 521464-A-005 Rev 08 received on 3/6/13. These details shall include the following:

- a) Hard and soft landscaping including details of tree grills, outside steps, walls, copings, railings and public seating
- b) Material details and/or samples
- c) Planting details
- d) 1:50 scaled elevation and section drawings
- e) Measures to enhance biodiversity
- f) A Public Art influence
- g) Measures to ensure it will be accessed from the new building at lower ground floor level
- h) Measures to ensure it will be directly accessed by people from the main station concourse level including a bicycle channel wheeling ramp
- i) Measures to ensure it satisfactorily adjoins the stairs and lift at Site J with no gap

The approved landscaped area shall be implemented within 18 months of the building first being brought into use and shall be fully accessible to the public at all times and shall be maintained as such thereafter.

Reason: To ensure a high standard of design and ensure the development relates well to its surroundings and enhances the public realm, respects the setting of the listed station and West Hill Conservation Area and enhances biodiversity and contains public art, to comply with policies QD1, QD2, QD4, QD15, QD16, QD19, EM13, TR8, TR13, QD6, HE1, HE3 and HE6 of the Brighton & Hove Local Plan and to meet the objectives of the Brighton Station Gateway project.

10) 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.

11) UNI

No development, other than site clearance and remediation, shall take place until details and samples have been submitted to and approved in writing by the Local Planning Authority of the materials to be used in the external surfaces of the building hereby approved. This shall include details of the cladding system, shopfront, door and window frames and louvers. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development which respects the setting of the listed station and the surrounding area including the West Hill Conservation Area, to comply with policies QD1, QD2, QD4, HE1, HE3 and HE6 of the Brighton and Hove Local Plan

12) UNI

The development hereby approved shall not be first brought into use until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: In the interests of amenity, to comply with policies QD27 and SU9 of the Brighton & Hove Local Plan.

13) UNI

The development hereby approved shall not be first brought into use until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: In the interests of amenity, to comply with policies QD27, SU10 and SU9 of the Brighton & Hove Local Plan.

14) UNI

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

Reason: In the interests of amenity, to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

15) UNI

The development hereby permitted shall not be first brought into use until a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Good' has been submitted to and approved in writing by the Local Planning Authority.

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

16) UNI

No development shall take place except site clearance and remediation until a feasibility study for the use of using rainwater harvesting and greywater recycling

in the development has been submitted to and approved in writing by the Local Planning Authority. Should the rainwater harvesting and/or greywater recycling prove to be feasible and reasonable in all other respects, it shall be implemented within the development.

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

17) UNI

The refuse area located to the south-west of the building shall be implemented before the building is first brought into use and shall make provision for recycling and food waste/compositing.

Reason: To ensure the demand for waste is met by the development and ensure the development is sustainable, to comply with policy SU2 of the Brighton & Hove Local Plan.

18) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed site block plan	521464-A-006	Rev 04	22/4/13
Existing site plan	521464-A-002	Rev 05	16/4/13
Existing north, south, west elevations	521464-A-302	Rev 02	17/4/13
Site Sections	521464-A-253	Rev 01	4/12/12
Section 01	521464-A-250	Rev 02	4/12/12
Section 02	521464-A-251	Rev 05	16/4/13
Section 03	521464-A-252	Rev 06	16/4/13
Section 04	521464-A-254	Rev 02	16/4/13
Proposed west, north and south elevations	521464-A-300	Rev 05	16/4/13
Existing and proposed east elevation	521464-A-301	Rev 05	16/4/13
Lower ground floor plan	521464-A-119	Rev 05	16/4/13
Lower ground floor & ground floor construction phases	521464-A-101	Rev 02	16/4/13
First floor construction phases	521464-A-102	Rev 02	16/4/13
First floor plan	521464-A-121	Rev 07	16/4/13
Roof plan	521464-A-122	Rev 05	16/4/13
Ground floor plan furniture layout	521464-A-161	Rev 02	17/6/13
Proposed site plan	521464-A-005	Rev 08	3/6/13
Existing and proposed site location plan	521464-A-001	Rev 04	22/4/13
Existing to be demolished	521464-A-100	Rev 02	16/4/13

BH2013/00307

81 Trafalgar Street Brighton

Installation of extraction flue with roof mounted cowl. (Retrospective).

Applicant: Mange Tout

Officer: Andrew Huntley 292321

Approved on 26/07/13 DELEGATED

1) UNI

Within 2 months from the date of this permission, a scheme for the fitting of odour control equipment shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details and completed within 2 months following the approval of details. The approved odour control equipment shall thereafter be retained as such.

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

2) UNI

No machinery and/or plant shall be used at the premises except between the hours of 9am and 5pm on Sundays to Wednesdays and 9am and 11pm on Thursdays to Saturdays.

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.

BH2013/00864

Brighton Railway Station Queens Road Brighton

Application for Approval of Details Reserved by Condition 14 xii of application BH2012/02454

Applicant: Southern Railway Ltd

Officer: Liz Arnold 291709

Approved on 29/07/13 DELEGATED

BH2013/01045

16 Kew Street Brighton

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

Applicant: Mr Pan Tomlinson

Officer: Jonathan Puplett 292525

Approved on 23/07/13 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH06.02

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			10/04/2013
Existing And Proposed Floorplans			06/06/2013
Existing And Proposed Floorplans			06/06/2013

BH2013/01195

6 Larchbank Bromley Road Brighton

Enclosure of existing balcony with UPVC window and associated works (Retrospective).

Applicant: Ms Tracey Parsons

Officer: Liz Arnold 291709

Approved on 23/07/13 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 in filled drainage strip shall be painted to match the existing coloured strips above and below the in-filled section.

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	-	-	6th June 2013
Front Elevation - Before Window Installed	-	-	6th June 2013
Front Elevation - After Window Installed	-	-	6th June 2013

BH2013/01220

51 Buckingham Place Brighton

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

Applicant: Clifton Properties

Officer: Sue Dubberley 293817

Split Decision on 06/08/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 3i, 3iii, 3v and 3vi and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 3ii, are NOT APPROVED for the reason(s) set out in section 10.

2) UNI2

Condition 3iii

Reason: No details of the solar panels have been submitted.

BH2013/01243

115A Ditchling Road Brighton

Erection of single storey rear extension to lower ground floor flat with terrace area above.

Applicant: Dr U K Dantanus

Officer: Robin K Hodgetts 292366

Refused on 19/07/13 DELEGATED

1) UNI

The proposed extension by reason of its design, fenestration and prominence would have an adverse visual impact on the appearance and character of the existing property and surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The roof terrace, by reason of its height, location and elevated position would cause an unacceptable degree of harm to the amenity of the neighbouring properties and thus is contrary to policies QD14 and QD27 of the Local Plan.

BH2013/01352

12 Belton Road Brighton

Replacement of windows to the front elevation.

Applicant: Ms Tiffany Biddle

Officer: Wayne Nee 292132

Approved on 26/07/13 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	n/a		30 April 2013
Proposed elevation	1		31 May 2013
Sash details	n/a		30 April 2013
Proposed horn detail	n/a		24 July 2013

BH2013/01469

41 Park Crescent Brighton

Internal and external alterations including installation of rear dormer, replacement rooflights to front roofslope, erection of part glazed canopy to rear elevation, alterations to fenestration and reinstatement of internal stairs between ground and basement levels.

Applicant: Mrs Sue Graham

Officer: Liz Arnold 291709

Approved on 19/07/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Basement, Ground and First Floor Plans	188.101	-	10th May 2013
Existing Second Floor & Roof Plans & Block & Site Plan	188.102	A	21st May 2013
Existing Sections	188.103	-	10th May 2013
Existing Elevations	188.104	-	10th May 2013
Sketch Scheme 1 - Proposed Basement, Ground & First Floor Plans	188.105	C	18th June 2013
Sketch Scheme 1 - Proposed Second Floor & Roof Plans & Block & Site Plans	188.106	D	18th June 2013
Sketch Scheme 1 - Proposed Elevations	188.108	C	18th June 2013
Proposed Details No. 1	188.109	A	18th June 2013
Sketch Scheme 1 - Proposed Sections	188.107	D	25th June 2013
Proposed Details No. 2	188.110	A	25th June 2013
Proposed Details No. 3	188.111	A	25th June 2013

3) UNI

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

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

4) UNI

The slate covering to the rear dormer window hereby approved shall match in size, colour and texture those of the existing building.

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

5) UNI

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

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

6) UNI

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

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

7) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of 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.

BH2013/01470

41 Park Crescent Brighton

External alterations including installation of rear dormer, replacement rooflights to front roofslope, erection of part glazed canopy to rear elevation and alterations to fenestration.

Applicant: Mrs Sue Graham

Officer: Liz Arnold 291709

Approved on 19/07/13 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
Existing Basement, Ground and First Floor Plans	188.101	-	10th May 2013
Existing Second Floor & Roof Plans & Block & Site Plan	188.102	A	21st May 2013
Existing Sections	188.103	-	10th May 2013
Existing Elevations	188.104	-	10th May 2013
Sketch Scheme 1 - Proposed Basement, Ground & First Floor Plans	188.105	C	18th June 2013
Sketch Scheme 1 - Proposed Second Floor & Roof Plans & Block & Site Plans	188.106	D	18th June 2013
Sketch Scheme 1 - Proposed Elevations	188.108	C	18th June 2013
Proposed Details No. 1	188.109	A	18th June 2013
Sketch Scheme 1 - Proposed Sections	188.107	D	25th June 2013
Proposed Details No. 2	188.110	A	25th June 2013
Proposed Details No. 3	188.111	A	25th June 2013

3) UNI

The slate covering to the rear dormer window hereby approved shall match in size, colour and texture those of the existing building.

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

4) UNI

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.

Report from: 18/07/13 to: 07/08/13

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

5) UNI

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

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

6) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of 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.

BH2013/01528

56 Church Street Brighton

Alterations to existing butterfly roof including installation of glass sliding access rooflight, raising of existing parapet and creation of roof terrace.

Applicant: Dr Catrina Hey

Officer: Andrew Huntley 292321

Refused on 19/07/13 DELEGATED

1) UNI

The proposed roof terrace, by virtue of its design and loss of traditional roof form would result in visually harmful and awkward alterations to the property. This would be detrimental to the visual amenities of the parent property and harm the character and appearance of the wider Montpelier and Clifton Hill Conservation Area. Therefore, the proposal is contrary to Policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/01643

88-92 Queens Road & 4 Frederick Place Brighton

Application for Approval of Details Reserved by Conditions 11 and 12 of application BH2012/02342

Applicant: McAleer & Rushe Group

Officer: Kathryn Boggiano 292138

Split Decision on 18/07/13 DELEGATED

1) UNI

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

1) UNI

The details pursuant to conditions 12 are NOT APPROVED for the following reason.

1) Condition 12 requires the submission of a Post Construction Review Certificate confirming that the development built has achieved a BREEAM Other Building rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' rating. However, no details have been submitted and therefore these details cannot be approved.

BH2013/01719

St Nicholas Lodge Church Street Brighton

Replacement UPVC windows to residential units.

Applicant: St Nicholas Lodge RTM Company Ltd

Officer: Robin K Hodgetts 292366

Refused on 22/07/13 DELEGATED

1) UNI

The proposed replacement windows would, by virtue of their materials, have an unacceptable impact upon the character of the host building, wider street scene and the setting of the Montpelier and Clifton Hill, West Hill and North Laine Conservation areas contrary to policies QD14 and HE6 of the Local Plan.

BH2013/01736

23 Roundhill Crescent Brighton

Installation of timber decking to existing raised patio and erection of mono-pitch roofed garden room (Part Retrospective).

Applicant: Mr Karl Simpson & Ms Annette Fowler

Officer: Wayne Nee 292132

Approved on 24/07/13 DELEGATED

BH2013/01737

23 Roundhill Crescent Brighton

Installation of timber decking to existing raised patio and erection of garden room (Part Retrospective).

Applicant: Mr Karl Simpson & Ms Annette Fowler

Officer: Wayne Nee 292132

Approved on 24/07/13 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
Site plan	n/a		29 May 2013
Existing and proposed	G01	B	29 May 2013

BH2013/01853

4 Tichborne Street Brighton

Replacement of existing timber single glazed windows with timber double glazed windows to front elevation.

Applicant: Dr James Peyton Jones

Officer: Wayne Nee 292132

Approved on 02/08/13 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	S0		19 June 2013
Block plan	P0		19 June 2013
Existing	S1		07 June 2013
Proposed	P1		19 June 2013
Detail for heads and jambs	P2		07 June 2013
Detail for dummy meeting rail	P3		07 June 2013
Detail for cill	P4		07 June 2013
Detail for end jambs	P5		07 June 2013
Detail for centre jambs & vertical bar	P6		07 June 2013

BH2013/01877

Lower Ground Floor 15 Bath Street Brighton

Conversion of 2 no. bedsits on lower ground floor of existing House in Multiple Occupation (sui generis) to form 1 no. one bedroom self contained flat.

Applicant: Tony Camps-Linney

Officer: Robin K Hodgetts 292366

Approved on 01/08/13 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

The development hereby permitted shall not be occupied until the sustainability measures [Upgraded wall, floor and piping insulation, improved glazing and boiler] detailed within the Sustainability Checklist received on the 6th June 2013 have been fully implemented, and such measures shall thereafter be retained as such.

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

4) UNI

The development hereby permitted shall 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	808 8LP	A	26/07/13
Existing and proposed floor plans	808 01	A	26/07/13

BH2013/01881**41 Crescent Road Brighton**

Replacement of existing UPVC windows to the front elevation with timber.

Applicant: Mr & Mrs Johnson

Officer: Chris Swain 292178

Approved on 02/08/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan			7 June 2013
Annotated photographic schedule			7 June 2013
Front elevation and window elevations			7 June 2013
Sectional details			7 June 2013

BH2013/01899**4 Terminus Place Brighton**

Loft conversion incorporating 2no dormers to the rear and rooflight to the front.

Applicant: Tim Fitzgerald

Officer: Pete Campbell 292359

Refused on 07/08/13 DELEGATED

1) UNI

The proposed dormers by virtue of their number, scale, positioning and finish represent unsympathetic and dominant additions which compromise the rear roof slope and detract from the visual appearance and character of; the host property, the terrace and the wider West Hill Conservation Area. The application is contrary to the guidance set out in SPD12 and policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/02004**24 Warleigh Road Brighton**

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.96m for which the maximum height would be 3.02m, and for which the height of the eaves would be 2.605m.

Applicant: Ms Penny Dann

Officer: Jonathan Puplett 292525

Prior approval not required on 22/07/13 DELEGATED

BH2013/02165**Land rear of 64-65 Upper Gloucester Road Brighton**

Application for Approval of Details Reserved by Condition 14 of application BH2011/03643

Applicant: Cedarmill Developments

Officer: Sue Dubberley 293817

Approved on 26/07/13 DELEGATED

WITHDEAN

BH2012/03335

Dorothy Stringer School Loder Road Brighton

Erection of single storey modular classroom.(Revised Proposal)

Applicant: Dorothy Stringer School

Officer: Robert McNicol 292322

Approved on 26/07/13 COMMITTEE

1) UNI

The permission hereby granted shall be for a temporary period only, expiry five years from the date of this consent.

Reason: The structure hereby approved is not considered suitable as a permanent form of development.

2) UNI

Within 3 months of occupation of the development hereby approved, the Developer or Owner shall submit to the Local Planning Authority a reviewed and updated School 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 pupils, staff, deliveries and parking management) for the development. The updated Travel Plan shall be approved in writing by the Local Planning Authority and shall be implemented as approved thereafter.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.

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			19 Oct 2013
Block plan	72/9002934-109	A	1 February 2013
Plan layout and elevations	72/9002934-101	C	1 February 2013
In situ elevations	72/9002934-301	D	7 May 2013

4) UNI

The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 18th July 2018 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

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

BH2013/00558

Flat 3 16 Clermont Terrace Brighton

Replacement of existing timber windows with UPVC windows.

Applicant: Mr Kiran Patel & Ms Savitri Davi

Officer: Mark Thomas 292336

Refused on 07/08/13 DELEGATED

1) UNI

The proposed UPVC replacement windows to the front elevation and the proposal to replace a timber sliding sash to the rear elevation with a UPVC casement with fanlight, would appear incongruous in this setting, given that timber framed sash windows are retained to the lower floors of the recipient

property, to surrounding properties and within the wider Preston Park conservation area. As such, the proposals would cause significant harm to the character and appearance of the recipient property and the wider conservation area, contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2013/01276

1 Whitethorn Drive Brighton

Erection of single storey side and rear pitched roof extension.

Applicant: Mr & Mrs Phillips

Officer: Mark Thomas 292336

Approved on 29/07/13 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	01	-	13 June 2013
Proposed plans and elevations	02	Rev D	10 July 2013

BH2013/01369

4 Redhill Drive Brighton

Erection of single storey rear extension.

Applicant: Mr Mehmet

Officer: Mark Thomas 292336

Approved on 29/07/13 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 elevations	-	-	30 April 2013
Existing floor plan	-	-	30 April 2013
Proposed plans and elevations	JW/13/029	-	30 April 2013

BH2013/01428

55 Friar Road Brighton

Erection of two storey rear extension incorporating Juliette balcony and 2no rooflights.

Applicant: Mr Michael Graham

Officer: Christopher Wright 292097

Approved on 29/07/13 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
Existing Plans	3426.EX.01		13 May 2013
Existing Sections and Elevations	3426.EX.02		7 May 2013
Proposed Plans	3426.PL.01		13 May 2013
Proposed Sections and Elevations	3426.PL.02		7 May 2013

BH2013/01519

67 Regency Court Withdean Rise Brighton

Replacement of existing single glazed critical windows with UPVC double glazed windows.

Applicant: Mr Ray Tarbet

Officer: Steven Lewis 290480

Approved on 22/07/13 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	-	-	04/03/2013
BHW Glass Window Schedule	-	-	15/07/2013
Universal Product guide	-	-	04/03/2013
Photographic Records	-	-	04/03/2013
E-mail	-	-	15/07/2013

BH2013/01522

16 Bankside Brighton

Erection of three storey detached dwelling to rear of existing property fronting Highbank.

Applicant: Mr M Deller

Officer: Steven Lewis 290480

Refused on 25/07/13 DELEGATED

1) UNI

The design of the proposed dwelling by reason of its siting, massing, relationship with others in the area would fail to make a positive contribution to the visual quality of the area or emphasise the positive qualities of the area and fail to protect a strategic view across a valley and would appear incongruous and harmful to the overall character of the area. The proposal is therefore contrary to policies QD1, QD2, QD3 and QD4 of the Brighton & Hove Local Plan.

2) UNI2

The principle of this development, encroaching further along the south side of Highbank is unacceptable and considered an overdevelopment of the site. The development would result in a further reduction in plot size, and an insufficient separation distance between the new property and those in Bankside. The separation distances means the resulting building would be imposing, un-neighbourly and would cause overlooking detrimental to the residential amenity of occupiers of properties in Bankside. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD27.

BH2013/01605

26 Millcroft Brighton

Certificate of lawfulness for a proposed loft conversion incorporating hip to gable roof extension, side dormer and rooflights.

Applicant: Mr Adam Jannece

Officer: Helen Hobbs 293335

Approved on 23/07/13 DELEGATED

BH2013/01662

134 Valley Drive Brighton

Erection of single storey rear extension and conversion of existing garage into habitable room with new pitched roof over and associated external alterations.

Applicant: Mr & Mrs Field

Officer: Helen Hobbs 293335

Refused on 19/07/13 DELEGATED

1) UNI

The proposed side extension, by virtue of its design, siting and roof form, would form an inappropriate and incongruous addition that would poorly relate to the main dwelling. Furthermore the complicated and bulky roof form would appear overly dominant within the street scene. Overall the proposal would detract from the character and appearance of the existing property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01721**1 Glen Rise Brighton**

Erection of single storey side and rear extension to the ground floor. Roof extensions and associated alterations to create enlarged roof space.

Applicant: Mr & Mrs Dixon

Officer: Jason Hawkes 292153

Approved on 25/07/13 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 north facing window in the gable end of the roof extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Floor Plans	12-038-16		29th May 2013
Existing Floor Plans	12-038-1	A	29th May 2013
Existing Elevations	12-038-2	A	29th May 2013
Proposed Elevations	12-038-17		29th May 2013
Existing Section	12-038-3	A	29th May 2013
Proposed Section	12-038-18		29th May 2013

BH2013/01796**31 Hillcrest Brighton**

Demolition of conservatory and erection of single storey rear extension.

Applicant: Mr Matt Buchanan

Officer: Mark Thomas 292336

Refused on 31/07/13 DELEGATED

1) UNI

The proposed extension by virtue of its scale, bulk, height and form would represent an excessive form of development. Further, the roof form and pitch, and the eaves height would relate poorly to the parent property. As such, the proposed extension would cause significant detriment to the character and appearance of the application property. For the reasons outlined, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01839

10 Whittingehame Gardens Brighton

Erection of single storey rear/side extension.

Applicant: Rosemary Murray

Officer: Helen Hobbs 293335

Refused on 01/08/13 DELEGATED

1) UNI

The proposed extension, by reason of its size, design, bulk and siting relates poorly to the north west corner of the property and causes harm to the original form and character of the site, which would be out of keeping with the existing house. The proposal, therefore significantly harms the character and appearance of the host property and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01840

61 Millcroft Brighton

Installation of 2no dormer windows to front of dwelling.

Applicant: Mr & Mrs Newitt

Officer: Robert McNicol 292322

Refused on 02/08/13 DELEGATED

1) UNI

By virtue of their form and position on the front roof slope of the recipient property, the proposed dormers would fail to respect the character of the built form in the area, which features largely unaltered and simple roof forms. Furthermore, by virtue of their width, the proposed dormers would fail to complement the proportions of the ground floor windows. The proposed development would therefore have a detrimental impact on the character of the recipient property and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and SPG01 'Roof Alterations and Extensions'.

BH2013/01865

Blocks E & F Kingsmere London Road Brighton

Application for Approval of Details Reserved by Conditions 4, 6 and 7 of application BH2011/03432 (Appeal reference no APP/Q1445/A/12/2175780)

Applicant: Anstone Properties Ltd

Officer: Steven Lewis 290480

Approved on 23/07/13 DELEGATED

BH2013/01895

87 Loder Road Brighton

Erection of single storey rear extension.

Applicant: Mark Vickers

Officer: Steven Lewis 290480

Approved on 29/07/13 DELEGATED

1) BH01.01

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

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

2) UNI

The windows in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and

to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Ground floor rear extension (Existing)	0616/001	-	07/06/2013
Ground floor rear extension (proposed)	0616/002	-	07/06/2013
Site and Location plan	0616/003	-	07/06/2013

4) 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.

BH2013/02104

5 Millcroft Brighton

Certificate of lawfulness for proposed single storey side extension, roof extensions to facilitate loft conversion and other associated alterations.

Applicant: Mr & Mrs John Branch

Officer: Robert McNicol 292322

Approved on 26/07/13 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Classes A, B, C and G of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/02128

75 Wayland Avenue Brighton

Extensions at first floor level and roof alterations including raising of ridge height, insertion of rooflights and other associated works.

Applicant: Mr & Mrs Neil & Julie Campbell

Officer: Robert McNicol 292322

Approved on 06/08/13 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 first floor high-level window in the east side elevation of the development hereby permitted shall be obscure glazed and non-opening and thereafter permanently retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	TA689/01	B	26 June 2013
Existing lower ground floor plan	TA689/02		26 June 2013
Existing ground floor plan	TA689/03		26 June 2013
Existing first floor plan	TA689/04		26 June 2013
Existing front and west side elevations	TA689/05		26 June 2013
Existing rear and east side elevations	TA689/06		26 June 2013
Existing sections	TA689/07		26 June 2013
Proposed ground floor plan	TA689/10	F	26 June 2013
Proposed first floor plan	TA689/11	E	26 June 2013
Proposed front and west side elevations	TA689/12	F	26 June 2013
Proposed rear and east side elevations	TA689/13	E	26 June 2013
Proposed sections	TA689/14	E	26 June 2013

BH2013/02172

8 Varndean Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.2m.

Applicant: R G Luke

Officer: Chris Swain 292178

Prior approval not required on 06/08/13 DELEGATED

BH2013/02241

14 Bankside Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2010/03729.

Applicant: Mr Richard Brain

Officer: Steven Lewis 290480

Approved on 29/07/13 DELEGATED

BH2013/02252

25 Tongdean Rise Brighton

Non Material Amendment to BH2011/00558 to one additional window on 1st floor facing west. Removal of one west facing window on 1st floor and ground floor. Making the south facing patio door and window on ground floor one large patio door increasing total height by 280mm.

Applicant: Daniel Rudd

Officer: Jason Hawkes 292153

Approved on 02/08/13 DELEGATED

EAST BRIGHTON

BH2013/01015

St Marks Church Eastern Road Brighton

Internal alterations and internal and external refurbishment associated with conversion of building to community arts centre.

Applicant: Reverend Dr Andrew Manson-Brailsford

Officer: Andrew Huntley 292321

Approved on 07/08/13 DELEGATED

1) UNI

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

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

2) UNI

No works shall take place until full details of the ground profile at the entrance including 1:20 scale sections has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of suspended floor including 1:1 scale profiles and fixings has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

No works shall take place until full details of the existing floor below the vinyl covering has been submitted to and approved in writing by the Local Planning Authority.

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.

BH2013/01242

Brighton Racecourse Race Hill Brighton

Permanent use of land for park and ride facilities for up to 700 cars in conjunction with outdoor events (no more than 50 per year) at the American Express Community Stadium Falmer.

Applicant:The Community Stadium Limited

Officer:Kathryn Boggiano 292138

Approved on 19/07/13 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
Plan Number 5	N12034-03 Rev B	B	17 April 2013
Planning application boundary including marshalling area	N12034-05		17 April 2013

3) UNI

No other area at Brighton racecourse, apart from the 3 parking areas shown on Plan Number 5, referenced NI2034-03 Rev B submitted on the 17 April 2013, shall be used as parking in connection with park and ride to the football stadium of Brighton & Hove Albion Football Club. The parking within these 3 areas referred to above, shall not exceed 50 days in any 12 month period. Of these 50 days in any 12 month period the number of vehicles within these 3 parking areas shall not exceed 700 vehicles for a maximum number of 35 days, and shall not exceed 500 vehicles for a maximum number of 15 days.

Reason: To limit the capacity of parking and number of days in order to minimise disruption to the local highway network and to residents by reason of noise and disturbance and traffic pollution, and to comply with policies TR1, TR7, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The maintenance work required by the Management, Monitoring and Maintenance Plan, required by condition 6, must be carried out in accordance with the agreed Plan and within the agreed timescales.

Reason: In order to maintain the grass in good condition for highway and visual appearance reasons and to comply with policies TR1, QD2, SR22 and NC6 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing with the Local Planning Authority, all spectator traffic shall access and egress the site via the site entrance on Freshfield Road.

Reason: In order to prevent spectator traffic using the site access located to the north of the site near to the junctions of Warren Road, Elm Grove, Tenantry Down Road and Freshfield Road, for highway safety reasons and to comply with policy TR7 of the Brighton & Hove Local Plan.

6) UNI

Before the parking areas are first brought into use as parking in connection with park and ride to the football stadium of Brighton & Hove Albion Football Club, a Management, Monitoring and Maintenance Plan for the parking areas shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details and timeframes for the porous surfacing work for the first 10 metres of each access point into each of the 3 parking areas, and shall include the timeframes for regular monitoring and maintenance of the condition of the grassed areas. Monitoring and maintenance information must be submitted to and agreed in writing by the Local Planning Authority on an annual basis by the end of each football season.

Reason: In order to maintain the grass in good condition for highway and visual appearance reasons and to comply with policies TR1, QD2, SR22 and NC6 of the Brighton & Hove Local Plan.

7) UNI

Prior to the start of the 2013-2014 football season, full details of the cycle parking to be provided at the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details prior to the start of the 2013-2014 football season and retained as such thereafter.

Reason: To ensure satisfactory facilities for the parking of cycles and to encourage cycle and ride to the Stadium and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

Prior to the start of each football season, a Schedule of Events, which will include the dates and times of the days Brighton racecourse will be used as parking in connection with park and ride to the football stadium of Brighton & Hove Albion Football Club, along with the full details of any of events which are to be held at

the racecourse on these days (including a description of the event, times of the day of the event, the anticipated likely capacity of people attending such an event, and number of parking spaces available for such an event), will be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority 7 days prior to any change, the parking for the park and ride to the football stadium shall only be permitted in accordance with the approved Schedule of Events.

Reason: To ensure that there is no clash of large scale events with park and ride at the racecourse in connection with the Stadium, which may cause disruption to the local highway network and to residents by reason of noise and disturbance and traffic pollution, and to comply with policies TR1, TR7, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/01463

Flat 4 159 Marine Parade Brighton

Internal and external alterations including alterations to layout of flat and installation of glazed panels behind existing balcony balustrade (Part Retrospective).

Applicant: Mr Peter Klein

Officer: Sue Dubberley 293817

Refused on 05/08/13 DELEGATED

1) UNI

The proposed glazed screens behind the original balcony railings of the south facing balcony would be an alien feature and no similar examples of this treatment are present on the front of nearby buildings. It is considered that the glazed screens would adversely impact upon the architectural and historic character and appearance of the listed building itself and the group of which it is a part. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed internal door is not considered to reflect the historic detailing that would be appropriate to this building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/01527

23 Alan Way Brighton

Application for approval of details reserved by conditions 5 and 6 of application BH2012/01359.

Applicant: Mr Terry Jones

Officer: Sue Dubberley 293817

Split Decision on 06/08/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 5 and 6 and subject to full compliance with the submitted details.

BH2013/01529

68A St Georges Road Brighton

Demolition of existing building and roof covering over site and erection of 3no three bedroom houses and associated alterations.

Applicant: Sussex Property Investments Ltd

Officer: Anthony Foster 294495

Refused on 19/07/13 DELEGATED

1) UNI

The proposal, by reason of its inappropriate roof form and architectural detailing, fails to demonstrate a high standard of design and make a positive contribution to

the visual quality of the environment contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed windows in the north facing elevation of the proposed dwellings, by virtue of their size, siting, design and form, would adversely affect the amenities of the occupiers of Nos. 69 and 70 St Georges Road resulting in loss of privacy, interlocking and over-dominance and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would provide an unsatisfactory residential environment for the future occupiers of the proposed dwellings by virtue of poor level of outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01530

68A St Georges Road Brighton

Demolition of existing building and roof covering over site.

Applicant: Sussex Property Investments Ltd

Officer: Anthony Foster 294495

Refused on 19/07/13 DELEGATED

1) UNI

The Local Planning Authority is not prepared to permit the demolition of the existing buildings in the absence of an acceptable replacement scheme for the site, as this could result in the creation of an unsightly area of land that would be detrimental to the character and appearance of the East Cliff conservation area, contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2013/01695

10 Baranscraig Avenue Brighton

Erection of a single storey rear extension.

Applicant: Mr & Mrs Haren

Officer: Pete Campbell 292359

Approved on 19/07/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	12025-01	A	24/05/2013
Block plan	12025-02	A	24/05/2013
Existing floor plans	12025-03	B	07/06/2013
Proposed floor plans	12025-04	B	07/06/2013
Existing elevations	12025-05	D	08/07/2013
Proposed elevations	12025-06	D	08/07/2013

BH2013/01708

16B Eaton Place Brighton

Internal and external alterations including alterations to layout of flat and replacement of single glazing to windows and door to rear with double glazing.

Applicant: Ms Judith Greenfield

Officer: Sonia Gillam 292265

Approved on 31/07/13 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 cornice shall match in material, profile, colour, style, bonding and texture exactly that of the existing adjacent cornice.

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

3) UNI

The new cornice shall be scribed around the existing adjacent cornice which shall not be cut into or damaged.

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

BH2013/01709

16B Eaton Place Brighton

Replacement of single glazing to windows and door to rear with double glazing.

Applicant: Ms Judith Greenfield

Officer: Sonia Gillam 292265

Approved on 31/07/13 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 and block plan	190.100		28/05/2013
Existing plan, section and elevation	190.101		28/05/2013
Proposed plan, section and elevation	190.102	C	10/07/2013

BH2013/01770

21 Portland Place Brighton

Internal alteration including creation of cupboard and doorway, reinstatement of internal opening, alterations to doorway, removal of fitted planters to rear yard and associated alterations (Part retrospective).

Applicant: Ms Jo Way-Young

Officer: Sue Dubberley 293817

Approved on 22/07/13 DELEGATED

Report from: 18/07/13 to: 07/08/13

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

Within 3 months of this approval the set of three timber folding doors shall have the mouldings on the doors removed and the panels set into simple square reveals and the doors shall be painted in a solid colour and as shown on drawing No.208/02A dated 9 July 2013.

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

BH2013/01829

Gracies Place Adjacent Peter Pan Playground 286 Madeira Drive Brighton

Application to extend time limit for implementation of previous approval BH2010/00511 for the erection of cafe, incorporating solar panels and a wind turbine.

Applicant: Mr Ed Derby

Officer: Anthony Foster 294495

Approved on 02/08/13 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 open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

3) UNI

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

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

4) UNI

No development shall take place until full details of the proposed wind turbine are submitted to and approved in writing by the Local Planning Authority. The height of the turbine shall be no higher than 7.3 metres, including blade diameter. Details shall include the make, model and manufacturer's specification of the turbine. 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 HE6 of the Brighton & Hove Local Plan

5) UNI

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

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policy 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
Existing Site Plan Proposed Block Plan	20903/100		10/03/2010
Existing Plans & Elevations	20903/101	A	25/02/2010
Proposed Plans & Elevations	20903/301	D	10/06/2010
Proposed Contextual Elevations & Alternative Section Proposals	20903/302	B	10/06/2010

7) UNI

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including roofing material, cladding, windows, doors, wind turbine, PV Cells and Meshing 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 HE6 of the Brighton & Hove Local Plan.

BH2013/01936

Gracies Place Adjacent Peter Pan Playground 286 Madeira Drive Brighton

Application to extend time limit for implementation of previous approval BH2010/00512 for the demolition of existing cafe.

Applicant: Mr Ed Derby

Officer: Anthony Foster 294495

Approved on 02/08/13 DELEGATED

1) UNI

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

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

2) UNI

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990. BH12.08 No demolition until contract signed.

HANOVER & ELM GROVE

BH2013/01561

164-166 Elm Grove Brighton

Conversion of existing social club (Sui Generis) to 2no one bedroom residential units (C305) at ground floor level incorporating removal of existing illuminated

advertisement sign to the front and removal of beer store and air conditioning units to the rear.

Applicant: Brighton Trades labour Club & Institute Limited

Officer: Liz Arnold 291709

Approved on 26/07/13 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 no. 1132013/P.A.01 the solid brick and quoining details around the new window opening in the Lynton Street elevation, hereby approved, shall match exactly that of the existing windows.

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 not be occupied until the sustainability measures [e.g. rainwater butts and efficient gas boiler] detailed within the Sustainability Checklist received on the 31st May 2013 have been fully implemented, and such measures shall thereafter be retained as such.

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

4) UNI

Notwithstanding drawing no. 1132013/P.A.01, 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: As insufficient information has been submitted and to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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 Ground Floor Plans and Elevations, Location Plan and Block Plan	1132013/P.A.01	-	16th May 2013

7) UNI

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.

BH2013/01587

Woodvale Crematorium Lewes Road Brighton

Widening of existing catafalques to North and South chapels and installation of shutter to Crematory.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved Secretary of State on 18/07/13 NATIONAL PLANNING CASEWORK UNIT

1) BH01.05

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

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

2) UNI

The marble mouldings to the edges of the catafalques shall be reinstated within 1 month of the completion of the widening of the catafalques. Any new marble required following the widening shall replicate exactly the existing marble.

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

BH2013/02054

95 Bonchurch Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3.25m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Wilf Nicholls

Officer: Chris Swain 292178

Prior approval not required on 02/08/13 DELEGATED

HOLLINGDEAN & STANMER

BH2013/01250

72 Hollingdean Terrace Brighton

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

Applicant: Mr Nick Malyon

Officer: Sue Dubberley 293817

Refused on 23/07/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01547**49 Coldean Lane Brighton**

Certificate of Lawfulness for proposed erection of a single storey side extension.

Applicant: Suzy Hollingdale**Officer:** Andrew Huntley 292321**Approved on 29/07/13 DELEGATED****BH2013/01615****Units 1A-3 Pavilion Retail Park Lewes Road Brighton**

Formation of new entrance areas incorporating installation of new shop fronts to East elevation, vehicle entrance doors to South elevation, re-cladding and reconfiguration of car parking.

Applicant: AVIVA Investors Ltd**Officer:** Sue Dubberley 293817**Approved on 24/07/13 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	1149-020	B	21 June 2013
Existing block plan	1149-021	B	21 June 2013
Existing general arrangement	1149-022	B	21 June 2013
Proposed general arrangement	1149-023	B	21 June 2013

BH2013/02164**53 Crespin Way Brighton**

Application for Approval of Details Reserved by Conditions 6, 7, 8 and 9 of application BH2012/03219.

Applicant: Mr A O'Sullivan**Officer:** Chris Swain 292178**Approved on 05/08/13 DELEGATED****MOULSECOOMB & BEVENDEAN****BH2013/01501****18 Ewhurst Road Brighton**

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

Applicant: Mr Robert Luis Faria**Officer:** Andrew Huntley 292321**Refused on 30/07/13 DELEGATED****1) UNI**

The proposed change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document and to policy QD27 of the Brighton & Hove Local Plan

BH2013/01753**110 The Highway Brighton**

Application for Approval of Details reserved by conditions 3 and 4 of Application BH2013/00806.

Applicant: Mr Peter Howard

Officer: Anthony Foster 294495

Approved on 24/07/13 DELEGATED

BH2013/02098**Bevendean Primary School Heath Hill Avenue Brighton**

Erection of 3no playspace canopies to existing hard play areas.

Applicant: Bevendean Primary School

Officer: Andrew Huntley 292321

Approved on 01/08/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and Block Plans. Plan and Elevations	287/01	P1	24.06.2013
Site location and Block Plans. Proposed Plan and Elevations	287/02	P1	24.06.2013

QUEEN'S PARK**BH2012/02364****64 St James Street Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2011/03631.

Applicant: Property Group Ltd

Officer: Anthony Foster 294495

Refused on 23/07/13 DELEGATED

BH2013/01092**20 Old Steine Brighton**

Application for Approval of Details Reserved by Conditions 5, 6, 7 and 8 of application BH2011/03160.

Applicant: SRE Trading

Officer: Sue Dubberley 293817

Refused on 05/08/13 DELEGATED

1) UNI

Condition 5.

Reason: The space set aside does not appear to be large enough to accommodate 7 bikes and there is no information in relation to the nature of the cycle stands.

2) UNI2

Condition 6.

Reason: Insufficient information submitted.

3) UNI3

Condition 7.

Reason: Insufficient information submitted.

4) UNI4

Condition 8.

Reason: Insufficient information submitted.

BH2013/01110

Wholesale Market Circus Street Brighton

Change of use for temporary period of two years from wholesale market (sui generis) to mixed use scheme consisting of community garden (D2), arts, cultural and other community activities (D1 and D2), business enterprise pods (B1) for local start up firms, and ancillary café (A3), removal of part of roof structure to allow for provision of community garden.

Applicant: Miss Sarah-Louise Chitty

Officer: Kathryn Boggiano 292138

Approved on 19/07/13 COMMITTEE

1) UNI

The permission hereby granted shall be for a temporary period expiring on 17 July 2015 when the uses hereby approved shall be ceased in their entirety and the land reinstated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the expiry date.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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 Temporary Garden Roof Removal Area	546_SK_13		5 April 2013
Site Location Plan			5 April 2013
Proposed Temporary Garden Rotated Zoning Plan	546_SK_06		17 May 2013
Proposed Temporary Garden Rotated	546_SK_10		17 May 2013
Section BB	544_SK_08		1 May 2013
Section AA	544_SK_07		1 May 2013
Roof Plan: Proposed Temporary Garden Roof Removal Area			2 May 2013
Circus Street Block Plan			1 May 2013

3) UNI

Where events include the use of amplified sound and/or plant and machinery a noise management scheme shall be submitted not less than 21 days in advance of the event to, and agreed in writing by, the Local Planning Authority. Unless otherwise agreed in writing the noise management scheme shall include the following:

- A brief description of the event, including any details of the different types of entertainment and a timetable of the dates and times of the event programme.
- A layout plan showing the position of speakers, and plant/machinery (e.g. generators). Noise sensitive premises that are likely to be affected should also be identified on the plan.
- A comprehensive acoustic plan assessment, including predicted noise levels

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and independent noise monitoring proposals.

d) A brief description of any sound systems, and details of which entertainment will be amplified. Where entertainment will only be permitted through an 'in house sound system' this should be indicated.

e) Contact details of designated competent personnel responsible for noise control during performance.

f) Set up and clear up procedures including times and vehicle movements.

g) Hours of operation for entertainment and plant/machinery, including sound checks.

h) Noise mitigation measures, e.g. screening, noise limiters and monitoring.

i) Where appropriate an advice letter to neighbouring residents and/or commercial premises.

The uses shall be implemented fully in accordance with the approved details.

Reason: To safeguard the amenity and existing characteristics of the area for the benefit of neighbouring residents/occupiers particularly in regard to the effects of noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The community garden use hereby approved shall only be in use between the hours of 10.00 to 19:00 Monday to Friday, 10:00 to 18:00 on Saturdays and 10:00 to 16:00 Sundays and Bank Holidays.

Reason: To safeguard the amenity and existing characteristics of the area for the benefit of neighbouring residents/occupiers particularly in regard to the effects of noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Other than the community garden use, the leisure, art and cultural activities (Class D1 and D2) hereby approved shall only take place for a maximum number of 85 days in any calendar year and shall only be in use between the hours of 09:00 to 23:00.

Reason: To safeguard the amenity and existing characteristics of the area for the benefit of neighbouring residents/occupiers particularly in regard to the effects of noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The Class B1 start up units shall only be in use between the hours of 08:00 to 20:00 Monday to Friday and shall not be in use Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenity and existing characteristics of the area for the benefit of neighbouring residents/occupiers particularly in regard to the effects of noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI

Upon a written request by the Local Planning Authority, the applicant shall provide a written account of the number, date, time and details of D1 and D2 events which have been held at the property within a time period.

Reason: To safeguard the amenity and existing characteristics of the area for the benefit of neighbouring residents/occupiers particularly in regard to the effects of noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The building shall not be brought into use 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 include a minimum of 28 spaces, and shall be fully

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

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

9) UNI

No part of the building shall be used for vehicular car parking.

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

10) UNI

Before the development hereby approved is brought into use, details of toilet facilities within the building shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme of toilet facilities shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure adequate provision of toilet facilities for the D1 and D2 community uses hereby approved, in accordance with policy HO19 of the Brighton & Hove Local Plan.

11) UNI

The building shall not be brought into use 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.

12) UNI

None of the food to be served in the A3 use hereby approved shall be cooked on the premises.

Reason: To safeguard the amenity of nearby residents/occupiers, particularly with regard to odours, and to accord with policy QD27 of the Brighton & Hove Local Plan.

13) UNI

The building shall not be brought into Class B1 use until full details of the location and size of the Class B1 start up units have been submitted and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority the scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.

Reason: To safeguard the amenity and existing characteristics of the area for the benefit of neighbouring residents/occupiers particularly in regard to the effects of noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/01218

20 Old Steine Brighton

Application for Approval of Details Reserved by Conditions 7 and 8 of application BH2011/03162.

Applicant: SRE Trading

Officer: Sue Dubberley 293817

Refused on 05/08/13 DELEGATED

1) UNI

Conditions 7.

Reason: Insufficient information submitted.

2) UNI2

Condition 8.

Reason: Insufficient information submitted.

BH2013/01403

Stag Inn 33 Upper Bedford Street Brighton

Demolition of existing public house (A4) and construction of a new 3 storey building comprising 9 one, two and three bedroom residential units with office space (A2) on the ground floor.

Applicant: Godfrey Investments

Officer: Jonathan Puplett 292525

Approved on 19/07/13 COMMITTEE

1) BH01.01

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

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

2) UNI

The ground floor commercial use hereby permitted shall not operate except between the hours of 08.00 and 21.00 on Mondays to Saturdays and 09:00 and 20:00 on Sundays and Bank/Public Holidays.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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 policy QD1 of the Brighton & Hove Local Plan.

6) 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.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until Design Stage/Interim Code for Sustainable Homes Certificates demonstrating that the development hereby approved achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for

all residential units have been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

8) UNI

No non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

9) UNI

Notwithstanding the details shown in the approved drawings, the development hereby permitted shall not be commenced until revised 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.

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, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

No development shall commence until detailed drawings, including levels, sections and construction details of the hard landscaping works proposed (which would adjoin the public highway) have been submitted to and be approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details and shall be retained as such thereafter.

Reason: In the interests of highway safety, to ensure an acceptable appearance and to comply with policies TR7, TR8, QD1 and QD15 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 accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, 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 and Development.

13) UNI

8) (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 un

14) UNI

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

None of the non-residential development hereby approved shall be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

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

Prior to the first occupation of the development hereby permitted the redundant vehicle crossovers on Upper Bedford Street and Somerset Street shall be reinstated back to footway by raising the existing kerbs and footways.

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

18) 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.

19) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan And Block Plan	0116/S001		03/05/2013
Existing Elevation	0116-S002		03/05/2013
Existing Elevation	0116-S003		03/05/2013
Existing Elevation	0116-S004		03/05/2013
Existing Elevation	0116-S005		03/05/2013
Site Survey	7157		03/05/2013
Drainage Layout	13-019 50	P1	03/05/2013
Proposed Ground Floor Plan	0116-P010		03/05/2013
Proposed First Floor Plan	0116-P011		03/05/2013
Proposed Second Floor Plan	0116-P012		03/05/2013
Proposed Roof Plan	0116-P013		03/05/2013
Proposed Elevation	0116-P014		03/05/2013
Proposed Elevation	0116-P015		03/05/2013
Proposed Elevation	0116-P016		03/05/2013
Proposed Elevation	0116-P017		03/05/2013
Proposed Section	0116-P018		03/05/2013
Proposed Section	0116-P019		03/05/2013

BH2013/01479**9 Wyndham Street Brighton**

Certificate of lawfulness existing for UPVC windows to all elevations.

Applicant: Mr Daniel Scoular

Officer: Wayne Nee 292132
Approved on 23/07/13 DELEGATED

BH2013/01579

9 & 11 Dawson Terrace Brighton

Alterations and extensions to 2no three bedroom flats to form 1no two bedroom flat and 2no three bedroom maisonettes incorporating single storey rear and two storey side extensions, loft conversion with hip to gable end extension, front rooflights and rear dormer, and associated landscaping.

Applicant: Mr Neill Jenner
Officer: Anthony Foster 294495

Refused on 06/08/13 DELEGATED

1) UNI

Cumulatively the proposed extensions by virtue of their varied roof forms, the awkward relationship with the existing property, form, massing and bulk would appear as a discordant feature not in keeping with the character of the existing property and the visual amenity of the surrounding area contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12 Design guide for extensions and alterations.

2) UNI2

The proposed extension would have an overbearing and enclosing impact upon the occupiers of 12A Dawson Terrace, it is considered that the proposed development would cause significant harm to the amenity of neighbouring occupiers, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01699

Flats 14 & 19 Northumberland Court 62 - 64 Marine Parade Brighton

Internal alterations to layout of flats associated with conversion of 2no flats into a single residential dwelling.

Applicant: Ms Maria Boyce
Officer: Sonia Gillam 292265

Approved on 29/07/13 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.

BH2013/01724

1 Southdown Mews Freshfield Road Brighton

Conversion of existing garage to habitable room incorporating replacement of existing garage door with glazed doors.

Applicant: Mrs Karen Edwards
Officer: Chris Swain 292178

Approved on 26/07/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests

of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			24 May 2013
Block plan			24 May 2013
Existing ground floor plan			24 May 2013
Existing first and second floor plans			24 May 2013
Existing front and rear elevations and section A-A			31 May 2013
Proposed ground floor plan			24 May 2013
Proposed first and second floor plans			24 May 2013
Proposed front and rear elevations and section A-A			31 May 2013

BH2013/01745

33A Upper Rock Gardens Brighton

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

Applicant: Mr Gerard Raimond

Officer: Pete Campbell 292359

Refused on 07/08/13 DELEGATED

1) UNI

The proposed extension by virtue of its scale, length and inappropriate design would result in an overextended appearance to the property which would be detrimental to the visual appearance and character of the host property, the terrace and the wider East Cliff Conservation Area. The application is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005 as well as the guidance set out in SPD12, Design Guide for Extensions and Alterations.

BH2013/01814

42 Queens Park Rise Brighton

Erection of single storey rear extension.

Applicant: Mrs D Ellis Hill

Officer: Wayne Nee 292132

Refused on 02/08/13 DELEGATED

1) UNI

The proposed rear infill extension, by virtue of its height and depth in close proximity to the site boundary combined with the differing site levels, would result in an un-neighbourly form of development that would increase the sense of enclosure and cause a loss of outlook for the occupiers of the neighbouring property at no. 40 Queens Park Rise. This would be to the detriment of residential amenity, which is contrary to policies QD14 and QD27.

BH2013/01931

13 Egremont Place Brighton

Installation of gas supply pipe to front elevation

Applicant: Southern Gas Network

Officer: Chris Swain 292178

Approved on 31/07/13 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 hereby approved gas supply pipe shall be painted to match the existing building within 3 months of installation and retained as such thereafter.

Reason: To ensure the satisfactorily appearance of the building and 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			5 June 2013
Pre-existing and proposed elevations.	1208/01	B	5 June 2013
Existing elevations	1208/01		5 June 2013

BH2013/01932

27 Egremont Place Brighton

Installation of gas supply pipe to front elevation

Applicant: Southern Gas Network

Officer: Chris Swain 292178

Approved on 31/07/13 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 hereby approved gas supply pipe shall be painted to match the existing building within 3 months of installation and retained as such thereafter.

Reason: To ensure the satisfactorily appearance of the building and 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			5 June 2013
Pre-existing, existing and proposed elevations.	1212/01	B	5 June 2013

ROTTINGDEAN COASTAL

BH2013/00761

22 Roedean Crescent Brighton

Installation of velux cabriolliet rooflight to south elevation.

Applicant: Mrs Caroline Lipton

Officer: Pete Campbell 292359

Refused on 24/07/13 DELEGATED

1) UNI

The proposed carriole rooflights by virtue of their size, number and location have a cramped appearance on the rear roof slope and fail to complement the host building. The proposal is consequently considered detrimental to the overall character and appearance of the host property, contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and the guidance set out in SPGBH1.

BH2013/01245

22 Roedean Crescent Brighton

Application for approval of details reserved by conditions 3, 4, 6 and 7 of application BH2010/01861.

Applicant: Ms Caroline Lipton

Officer: Pete Campbell 292359

Approved on 06/08/13 DELEGATED

BH2013/01394

Aubrey House The Green Rottingdean Brighton

Erection of single storey rear extension to second floor level.

Applicant: Mr & Mrs Field

Officer: Wayne Nee 292132

Refused on 23/07/13 DELEGATED

1) UNI

The proposed rear extension would, by reason of its form, siting, design and appearance, poorly integrate with the form of the listed building, and would erode the current historic roof form, to the detriment of its historic character and appearance. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

BH2013/01508

91 Dean Court Road Rottingdean Brighton

Alterations to existing garage to facilitate the erection of a two storey side extension incorporating side rooflights, front dormer and associated roof alterations.

Applicant: Mr Tony Jutton

Officer: Chris Swain 292178

Refused on 23/07/13 DELEGATED

1) UNI

The proposed addition, by reason of scale, design, siting, excessive bulk and height and inappropriate roof form would result in an unsympathetic and overly dominant addition that relates poorly to the existing building and detracts from the appearance and character of the Dean Court Road street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extension (SPGBH1).

BH2013/01585

106 Dean Court Road Brighton

Formation of front dormer to replace existing Velux window.

Applicant: Mr Michael Spurgin

Officer: Chris Swain 292178

Refused on 29/07/13 DELEGATED

1) UNI

The proposal, by reason of its size, proportions, design and inappropriate siting would result in a bulky and unsympathetic alteration that would detract from the

appearance and character of the building and would harm the visual amenity of the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

BH2013/01672

32 Cranleigh Avenue Rottingdean Brighton

Conversion of garage into habitable room with associated alterations to roof and fenestration with the creation of new porch to replace existing. Remodelling of forecourt and creation of vehicle crossover with associated alterations to front boundary wall.

Applicant: Mr & Mrs R Morris

Officer: Liz Arnold 291709

Approved on 23/07/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	-	-	23rd May 2013
Block Plan	-	-	4th June 2013
Plan - As Existing	CRA.13.8	-	23rd May 2013
Street Elevation - As Existing	CRA.13.9	-	23rd May 2013
Front Elevation - As Existing	CRA.13.10	-	23rd May 2013
Side (South) Elevation - As Existing	CRA.13.11	-	23rd May 2013
Plan - As Proposed	CRA.13.12	A	29th May 2013
Street Elevation - As Proposed	CRA.13.13	B	25th June 2013
Front Elevation - As Proposed	CRA.13.14	B	25th June 2013
Side (South) Elevation - As Proposed	CRA.13.15	B	25th June 2013

BH2013/01717

Pineglade Bazehill Road Rottingdean

Demolition of existing garage and carport and erection of single storey building incorporating garage, carport, store and workspace.

Applicant: Mr Richard Byrne

Officer: Pete Campbell 292359

Refused on 30/07/13 DELEGATED

1) UNI

The proposal is considered unacceptable in design terms by virtue of its excessive scale and footprint. The proposed garage and store/workspace represents an overly prominent modern ancillary building, positioned in a

sensitive historic location which would detract from the established setting of the Rottingdean Conservation Area. The proposal is therefore contrary to policies QD2 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/01735

Basement & Ground Floor Flat 14 Sussex Square Brighton

Certificate of lawfulness for proposed conversion of 2no flats into 1no flat.

Applicant: Mr Craig Jones

Officer: Sonia Gillam 292265

Approved on 25/07/13 DELEGATED

BH2013/01751

96 Longhill Road Brighton

Erection of single storey pitched roof side extension and erection of store at the front with patio above with associated works.

Applicant: Richard White

Officer: Chris Swain 292178

Refused on 26/07/13 DELEGATED

1) UNI

The proposed addition, by reason of scale, design, siting including forward projection, excessive bulk and height would result in an unsympathetic and overly dominant addition that relates poorly to the existing building and detracts from the appearance and character of the Longhill Road street scene, contrary to policy QD14 of the Brighton & Hove Local Plan

2) UNI2

The raised terraced area results in significant overlooking and loss of privacy towards the front elevation and garden of the adjoining property, No.98 Longhill Road, is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01854

32 Eley Drive Brighton

Erection of single storey rear extension.

Applicant: Mr Gary Rowden

Officer: Wayne Nee 292132

Refused on 02/08/13 DELEGATED

1) UNI

The proposed rear extension, by reason of its size and projection from the rear elevation, would form an inappropriate and bulky addition which, in conjunction with the existing rear extension, would result in an over-extended appearance to the dwelling. This would be detrimental to the appearance and character of the existing property, and is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01941

24 Longhill Road Brighton

Non Material Amendment to BH2013/00601 to return two existing velux windows in south roof elevation to be used to light loft storage area. Positioned as existing.

Applicant: Ian Watson

Officer: Andrew Huntley 292321

Approved on 22/07/13 DELEGATED

BH2013/01954

Land adjacent to 19 Roedean Road Brighton

Erection of a two storey 3 bed end of terrace house.

Applicant: Tallon Properties Ltd

Officer: Liz Arnold 291709

Refused on 29/07/13 DELEGATED

1) UNI

The proposed development, by virtue of the exaggerated northern staggered siting of the proposed dwelling in comparison to the staggering of the rest of the related terrace and the design of the south facing elevation, namely the inclusion of a first floor 'fake' window, would result in a development out of keeping with the adjoining terrace and a development which would be of detriment to the visual amenities of the existing terrace, the Roedean Road and Cliff Approach street scenes and the wider area, including the setting of the South Downs National Park. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposal results in a development that would be over-bearing, dominant and oppressive to the occupiers of no. 2 Cliff Approach and which would result in perceived overlooking and loss of privacy given the 2 storey aspect of the proposal, the positioning of windows within the proposed development and the southern neighbouring property and the close proximity of the development to no. 2 Cliff Approach. As such results in harm to the amenity of the neighbouring occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2013/00602

132 The Ridgway Brighton

Erection of two storey side extension.

Applicant: Carl Meek

Officer: Wayne Nee 292132

Approved on 24/07/13 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 upper floor side windows in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

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
Block plan	11/1140/02		22 Feb 2013
Ground floor	n/a		17 June 2013
First floor	FP1		17 June 2013
Front elevation	FV1		17 June 2013
Side elevation	n/a		17 June 2013
Rear elevation	n/a		17 June 2013
Site plan	11/1140/03		22 Feb 2013

BH2013/01098

Unit 9 Woodingdean Business Park Sea View Way Brighton

Installation of windows to front and side elevations.

Applicant: Orbtalk

Officer: Andrew Huntley 292321

Approved on 23/07/13 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			08.05.2013
Block Plan			04.04.2013
Existing Ground and First Floor Plan	2		04.04.2013
Proposed Ground and First Floor Plan	3		04.04.2013
Existing and Proposed Elevations	4	A	08.05.2013
Windows			07.06.2013

BH2013/01616

52 Channel View Road Brighton

Erection of single storey rear extension.

Applicant: Mr D Fitzpatrick

Officer: Louise Kent 292198

Refused on 18/07/13 DELEGATED

1) UNI

The extension, by reason of its height, depth and bulk, relates poorly to the existing property and adjoining terraced properties. As such, it would form an unsympathetic and overly dominant addition and would be detrimental to the character and appearance of the existing property and the adjoining terraced properties, contrary to policies QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its height, depth and bulk, would result in an unneighbourly form of development, and would have an overbearing impact on 50 Channel View Road. As such the proposal would adversely impact on the residential amenity currently enjoyed by that property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2013/01119

6A Lansdowne Square Hove

Repairs to the damp proofing of the walls of the basement flat.

Applicant: Ms J Gray

Officer: Robert McNicol 292322

Refused on 05/08/13 DELEGATED

1) UNI

Insufficient information has been provided regarding the exact type of damp-proofing, the impact on the historic fabric of the building, the method of application and the need for the works. It is not therefore possible to determine that the proposed works would not have a detrimental impact on the character and appearance of the grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/01531

Rear Lower Ground Floor Flat 66 Brunswick Place Hove

Installation of rooflight to replace existing.

Applicant: Ms Wendy Carter

Officer: Mark Thomas 292336

Approved on 22/07/13 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	RP-01	-	14 May 2013
Block plan	RP-02	-	14 May 2013
Floor plan	-	-	14 May 2013
Sectional drawing	-	-	14 May 2013
Sectional drawing	-	-	14 May 2013
Existing and proposed elevations	-	-	14 May 2013
Existing and proposed roof plan	-	-	14 May 2013

BH2013/01549

15 Cross Street Hove

Installation of new shopfront and awning, replacement of first floor window and conservation style rooflight to front roofslope. (Part Retrospective)

Applicant: Brain Oliver

Report from: 18/07/13 to: 07/08/13

Officer: Adrian Smith 290478

Approved on 29/07/13 DELEGATED

1) UNI

The rooflight hereby approved shall be of a conservation style with steel or cast metal frames fitted flush with the adjoining roof surface without projecting above the plane of the roof.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	14/05/2013
Block plan	Site Plan 01	-	14/05/2013
Existing and proposed plans	One	(A)(B)	16/07/2013

BH2013/01593

41 Western Road Hove

Change of use from retail (A1) to professional services (A2).

Applicant: Hartley Sipp 8136 Ltd

Officer: Christopher Wright 292097

Approved on 25/07/13 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			17 May 2013
Plans Proposed (and Existing)	03/0510366		17 May 2013

BH2013/01734

61A Western Road Hove

Change of use from Nightclub (Sui Generis) to Language School (D103).

Applicant: Mr Christos Demetriou

Officer: Jason Hawkes 292153

Approved on 24/07/13 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 premises shall only be used as a language school in association with 61 Western Road and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking

and re-enacting that Order with or without modification).

Reason: To safeguard the amenities enjoyed by neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & site location plans	TA702/01	A	29th May 2013
Lease Plan	332		29th May 2013

5) UNI

The former nightclub at basement level shall not be used as an additional classroom or classrooms for the language school.

Reason: Given the lack of windows, the use of the basement as a classroom is deemed inappropriate and in accordance with policy QD27 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2013/01661

88-92 Church Road Hove

Colour alterations to shopfront.

Applicant: The Co-operative Group

Officer: Steven Lewis 290480

Approved on 23/07/13 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 floor plans and elevation	2162.01	-	23/05/2013
Proposed Floor Plans and Elevations	2162.02	a	02/07/2013
OS Extract	2163.03	-	23/05/2013

3) UNI

The Colour alterations to the shopfront shall solely apply to the front entrance doors in strict accordance with the approved drawings and shall only be colours with 'Co-Operative Green' as detailed by the accompanying information submitted on 26/06/2013 & 02/07/2013.

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

BH2013/01686

19 & 21 Norton Close Hove

Application for Approval of Details Reserved by condition 14 of application BH2013/00173.

Applicant: Mr Tim Burkey

Officer: Guy Everest 293334

Approved on 01/08/13 DELEGATED

BH2013/01712

Co-operative Food Store 88 to 92 Church Road Hove

Display of externally illuminated fascia and hanging signs.

Applicant: Co-operative Food Group

Officer: Adrian Smith 290478

Approved on 05/08/13 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.

BH2013/01742

Flat 3 Winchester House 8 Fourth Avenue Hove

Construction of first floor balcony with railings to rear elevation.

Applicant: Mr Laurence Broderick

Officer: Adrian Smith 290478

Refused on 02/08/13 DELEGATED

1) UNI

The proposed balcony, by virtue of its elevated position, would afford excessive and uncharacteristic amenity harm to neighbouring properties by way of overlooking and potential noise disturbance, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01930

4 Vallance Gardens Hove

Replacement of existing porch with pitched roof porch and replacement of existing windows to UPVC sash windows.

Applicant: Care Management Group Ltd

Officer: Helen Hobbs 293335

Refused on 06/08/13 DELEGATED

1) UNI

The proposed porch would, by reason of depth and non-traditional window and doors, detract from the character of the recipient property and would be out of keeping with the adjoining properties within the Vallance Gardens street scene. As such the proposal would be detrimental to visual amenity and would detract from the character and appearance of the conservation area, contrary to the requirements of policies QD14 and HE6 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document (SPD12) Design Guide for Extensions and Alterations.

2) UNI2

The proposed UPVC windows, by reason of their form and material finish, represent a harmful alteration to the character and appearance of the building and wider Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and SPD09 guidance.

GOLDSMID

BH2013/01260

St. Mary & St. Abraham Church Davigdor Road Hove

Erection of single storey rear extension at basement level.

Applicant: Mr Akram

Officer: Steven Lewis 290480

Approved on 02/08/13 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

Within 3 months of occupation of the development hereby approved, 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) Increase awareness of and improve road safety and personal security:

iii) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:

iv) Following the annual congregation and staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:

v) 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 extension hereby permitted shall not be occupied except between the hours of 8am and 10pm Mondays to Fridays, 8am and 11pm on Saturdays and between 8am to 4pm on Sundays.

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

5) UNI

No development shall commence until a written management plan for the outdoor areas outlining the proposed measures to reduce disturbance and noise from such areas has been submitted to the local planning authority. The management plan shall outline specific and detailed measures aimed at reducing noise impact, including details of supervision and layout of these areas including showing the types of use. The outdoor areas shall not be used in connection with activities within the development hereby permitted until such time as the outdoor management plan has been approved in writing by the local planning authority. Use of the outdoor areas shall thereafter accord with the agreed measures in the management plan at all times.

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

6) UNI

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

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

7) UNI

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	1106/A.01	C	17/06/2013
Basement Plan - Existing	1106/A.02	-	19/04/2013
Ground Floor Plan - Existing	1106/A.03	-	19/04/2013
North elevation - Existing	1106/A.04	-	19/04/2013
South elevation - Existing	1106/A.05	-	19/04/2013
East Elevation - Existing	1106/A.06	-	19/04/2013
West Elevation - Existing	1106/A.07	-	19/04/2013
Basement Plan - Proposed	1106/D.01	-	19/04/2013
West Elevation - Proposed	1106/D.01	-	19/04/2013
South Elevation - Proposed	1106/D.03	-	19/04/2013
East Elevation - Proposed	1106/D.04	-	19/04/2013
Ground Floor Plan - Proposed	1106/D.05	-	19/04/2013

8) UNI

The outdoor areas surrounding the site shall not be used in connection with the church use, other than for parking, except between the hours of 9am and 5:30pm Mondays to Saturdays and between 9am and 4pm on Sundays.

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

BH2013/01374

26 Shirley Street Hove

Erection of single storey rear extension.

Applicant: Jude Archard

Officer: Helen Hobbs 293335

Refused on 29/07/13 DELEGATED

1) UNI

The proposed extension, by reason of its excessive depth and footprint wrapping around the original outrigger of the host building relates poorly and causes harm to the form and character of the recipient building resulting in an overextended appearance contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its depth, height and siting in close proximity to the boundary with No. 24 Shirley Street would represent an overbearing and un-neighbourly form of development that would result in material overshadowing and loss of light and outlook, particularly in relation to the side facing windows at ground floor level within the east elevation of this neighbouring property. The proposed development is therefore contrary to policies QD14 and QD27 of the

BH2013/01599

58A Palmeira Avenue Hove

Application for variation of condition 2 of application BH2012/01177 (Erection of single storey detached dwelling) to permit the removal of the basement and addition of a third bedroom at ground floor level with extended floor space, addition of 8no photovoltaic panels to the roof and reduction of solar thermal panels from four to two.

Applicant: Owen Property

Officer: Adrian Smith 290478

Approved on 22/07/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 25 June 2015.

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 not be occupied until the green walls to the eastern elevations have been implemented, and the walls and planting shall thereafter be retained at all times.

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

3) UNI

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

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

4) UNI

The 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.

5) 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.

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall at all times be undertaken in accordance with the arboricultural method statement contained within the Arboricultural Report received on the 18th April 2012. All trees identified for retention within the submitted Arboricultural Report shall be protected to BS5837 (2005) throughout

all development works.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be constructed using the 'Housedeck Tree Protection System', in accordance with the method statement included within the Arboricultural Report received on the 18th April 2012.

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

8) UNI

Development shall be carried out in accordance with the submitted material samples received on 08/01/2013 and approved under application reference BH2013/00043.

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

9) UNI

Development shall be carried out in accordance with the STROMA Design Stage Certificate received on 06/02/2013 and approved under application reference BH2013/00362.

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

Development shall be carried out in accordance with approved access details drawing (PL)001 rev T2 received on 08/01/2013 and approved under application reference BH2013/00043.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

11) UNI

Development shall be carried out in accordance with approved landscaping plan RG-NDJ-DOPA 003 rev A received on 04/03/2013 and approved under application reference BH2013/00043.

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

12) UNI

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

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

13) UNI

Development shall be carried out in accordance with the details within the approved arboricultural report received on 08/01/2013 and approved under

application reference BH2013/00043.

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

14) 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 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

15) 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.

16) UNI

Development shall be carried out in accordance with approved levels details drawing (PL)002 rev T1 received on 08/01/2013 and approved under application reference BH2013/00043.

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.

17) UNI

The development hereby permitted shall not be occupied until the new eastern boundary treatments have been implemented. These treatments shall thereafter be retained at all times.

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

18) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	TA635/30		18/04/2012
Existing plans	TA635/01		18/04/2012
	TA635/02		18/04/2012
	TA635/40		18/04/2012
Proposed site plan (roof)	(PL)106		17/05/2013
Proposed floor plans	(PL)101	A	17/05/2013
	(PL)102	A	17/05/2013
Proposed elevations	(PL)103	B	11/07/2013
	(PL)104	C	11/07/2013
Proposed sections	(PL)105	B	11/07/2013
Proposed eastern wall elevation	TA635/41		18/04/2012

BH2013/01612

4 Granville Road Hove

Certificate of Lawfulness for existing use of property as house in multiple occupation (C4) and self contained flat.

Applicant: Bayleaf Homes

Officer: Steven Lewis 290480

Approved on 29/07/13 DELEGATED

BH2013/01764

121-123 Davigdor Road Hove

Application for Approval of Details reserved by conditions 3 & 4 of application BH2012/04042.

Applicant: Mr F Gjona

Officer: Christopher Wright 292097

Split Decision on 25/07/13 DELEGATED

BH2013/01767

9A Fonthill Road Hove

Loft conversion incorporating rooflights to front and rear roof slopes.

Applicant: Ms Frances Haynes

Officer: Adrian Smith 290478

Approved on 26/07/13 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, existing and proposed floor plans and elevations	PY/01	B	25/07/2013

BH2013/01925

West View The Drive Hove

Application for Approval of Details Reserved by Conditions 4, 6, 7, 8 10 and 12 of application BH2013/00264.

Applicant: Anstone Properties Limited

Officer: Steven Lewis 290480

Approved on 29/07/13 DELEGATED

BH2013/02010

108 Goldstone Road Hove

Replacement of existing UPVC window to the rear at ground floor level with timber framed double glazed door and creation of timber steps to access garden.

Applicant: Mr Thomas Kozdon

Officer: Adrian Smith 290478

Approved on 02/08/13 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 and block plan	GR103	-	18/06/2013
Existing plans	GR101	A	25/07/2013
Proposed plans	GR102	B	26/07/2013
Door construction details	GR104	-	18/06/2013

BH2013/02090

47 Montefiore Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2011/00161.

Applicant: Mr D Payne

Officer: Steven Lewis 290480

Approved on 23/07/13 DELEGATED

HANGLETON & KNOLL

BH2013/01771

18 Sunninghill Avenue Hove

Erection of single storey pitched roof front porch.

Applicant: Mr & Mrs R Sayers

Officer: Helen Hobbs 293335

Approved on 29/07/13 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 and proposed floor plans and elevations, block and location plan	13436-02	B	3rd June 2013

BH2013/01807

18 Park Rise Hove

Hip to gable roof extension to facilitate loft conversion creating chalet bungalow incorporating front dormer.

Applicant: Mr Glen Matten

Report from: 18/07/13 to: 07/08/13

Officer: Steven Lewis 290480

Refused on 29/07/13 DELEGATED

1) UNI

The proposed roof extensions are considered poorly designed by reason of their siting, scale, form, and detailing and would result in a boxy and bulky appearance. They would be harmful to the character and appearance of the property and the visual amenity of the area contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note 1 - Roof Extensions and Alterations.

BH2013/01810

3 Meyners Close Hove

Certificate of lawfulness for proposed rear dormer.

Applicant: Mr M Kelly

Officer: Robert McNicol 292322

Refused on 07/08/13 DELEGATED

1) UNI

The property has already been extended, including addition to the volume of the roof space. This additional volume must be included in the allowance for calculating the resulting volume of the roof space. The combined total of the existing extension and the proposed dormer would be 65.1m³, which exceeds the 50m³ allowance permitted under clause c, Class B, Part 1 of schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

NORTH PORTSLADE

BH2013/01710

354 Mile Oak Road Portslade

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to the rear and 1no rooflight to the front roof slope.

Applicant: Mr & Mrs Boulton

Officer: Adrian Smith 290478

Approved on 26/07/13 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/01730

Hillside School Foredown Road Brighton

Erection of single storey extension, fully enclosed canopy and open canopy.

Applicant: Hillside School

Officer: Adrian Smith 290478

Approved on 01/08/13 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	100	A	29/05/2013
Block plan	101	A	29/05/2013
Existing floor plan	102	A	29/05/2013
Proposed floor plan	103	L	29/05/2013
Existing and proposed elevations	104	A	29/05/2013
	105	A	29/05/2013

SOUTH PORTSLADE

BH2013/01223

The Mill House Public House 131 Mill Lane Portslade

Erection of single storey rear extension with associated external alterations.

Applicant: TFRE2

Officer: Christopher Wright 292097

Approved on 19/07/13 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
Existing Survey	1639/01		16 Apr 2013
Existing Survey	1639/02		16 Apr 2013
Proposed Site Layout	12-1870-130	P2	16 Apr 2013
Proposed Ground Floor Layout	12-1870-131	P2	16 Apr 2013
Proposed First Floor Layout	12-1870-132	P2	16 Apr 2013
Proposed Elevations	12-1870-133	P2	16 Apr 2013
Proposed Elevations	12-1870-134	P2	16 Apr 2013
Location and Block Plan	12-1870-135	P1	16 Apr 2013

3) UNI

The extension hereby permitted shall not be open to customers except between the hours of 9.00am and 11.00pm from Mondays to Saturdays inclusive, and from 10.00am until 10.00pm on Sundays, Bank or Public Holidays.

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

4) UNI

No alcohol shall be sold or supplied to persons accommodated within the extension hereby permitted unless those persons are taking meals on the premises and are seated at tables.

Reason: To safeguard the amenities of the locality and to comply with policies SU10, SR12 and QD27 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. The development shall

be carried out in accordance with the approved materials samples.

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

6) UNI

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

7) 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 the extension being brought into use 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.

8) UNI

No development shall commence until details of secure cycle parking facilities for the customers, staff and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

9) UNI

No machinery or plant (e.g. extraction and odour control equipment, air conditioning) shall be used in association with the use of the extension hereby permitted except between the hours of 9.00am and 11.00pm from Mondays to Saturday inclusive, and from 10.00am until 10.00pm on Sundays, Bank or Public Holidays.

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.

BH2013/01411

Portslade County Infant School Locks Hill Portslade

Erection of two storey rear extension with associated alterations.

Applicant: Mr Martin Hucker

Officer: Christopher Wright 292097

Approved on 29/07/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location and Site Layout Plans	ED220-001	D	15 May 2013
Existing Site Layout	ED220-002		3 May 2013
Proposed Site Layout	ED220-003	A	14 May 2013
Proposed New Classroom Block Annex (Reception) Site	ED220-004	G	3 May 2013
Existing Elevation and Building Footprint	ED220-005		3 May 2013
Proposed Elevations and Building Footprint	ED220-006		3 May 2013
Existing Plan Layouts Main Building (Infants Site) & Annex Building (Reception)	ED220-008		14 May 2013

3) 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.

4) UNI

Within 3 months of the occupation of the development hereby approved 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 visitors, staff, deliveries and parking management) for the development shall be submitted to the Local Planning Authority for written approval. 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 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 focused on reductions in the level of car use;
- vi) Following the annual staff and pupil survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets;
- vii) 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.
- viii) Identify a monitoring framework, which shall include a commitment to undertake an annual staff and pupil travel survey, for at least five years, or until such time as the identified targets are met, to enable the Travel Plan to be reviewed and updated as appropriate. Annual surveys should be submitted to the Council's School Travel Plan Officers.

Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1 and TR4 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.

BH2013/01502

68 Church Road Portslade

Erection of two storey side extension to facilitate enlargement of first floor flat and excavation of a lower ground floor level to create a bedsit at ground floor and lower ground floor levels.

Applicant: Park Avenue Estates Ltd & Spruce Ltd

Officer: Christopher Wright 292097

Approved on 29/07/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing & As Proposed Elevations & Floor Plans	DC/68ChRd/01	A	13 May 2013

3) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor 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.

4) UNI

The development hereby permitted as shown on drawing no. DC/68ChRd/01 Rev A, received on 13 May 2013, shall be implemented in its entirety, including the formation of the lower ground floor level, prior to first occupation, and retained as such thereafter.

Reason: In order to provide a satisfactory standard of accommodation and living conditions for future occupiers of the development and in order to comply with policy QD27 of the Brighton & Hove Local Plan 2005.

5) UNI

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

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

6) UNI

Notwithstanding the approved drawing No. DC/68ChRd/01 version A received 13 May 2013, no development shall take place until amended floor plans showing

the staircase to the lower ground floor widened to a minimum of 900mm in width, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

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

7) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on 13 May 2013 have been fully implemented, and such measures shall thereafter be retained as such.

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

8) UNI

No development shall take place until 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.

BH2013/01620

Portslade Community College Mile Oak Road Portslade

Erection of single storey temporary modular classroom.

Applicant: Ms Chloe DeBanks-Hirst

Officer: Jason Hawkes 292153

Approved on 18/07/13 DELEGATED

1) UNI

The permission hereby granted shall be for a temporary period only, expiry on or before 31st July 2015.

Reason: The structure hereby approved is not considered suitable as a permanent form of development.

2) UNI

The temporary classroom hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 31st July 2015 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and in order to safeguard residential and visual amenity and to comply with policies QD1, QD2 & QD27 of the Brighton & Hove Local Plan.

3) 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.

4) UNI

Prior to the occupation of the development hereby approved, 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 staff, pupils, deliveries and parking management) for the development. The Travel Plan shall be implemented as approved thereafter.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			21st May 2013
Temp Accommodation Proposed Plans & Elevations	1184/P/101		21st May 2013

BH2013/01725

1 Easthill Drive Portslade

Erection of two storey side extension incorporating demolition of existing rear outbuilding and replacement of existing 1 metre high chain link fence with 2 metre high timber fence with front gate.

Applicant: Mr Matthew Ellett

Officer: Christopher Wright 292097

Approved on 02/08/13 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 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, Block and Existing Plans	01		28 May 2013
Location, Block and Proposed Plans	02	A	31 July 2013
Existing Elevations	03		11 June 2013

BH2013/01797

47 Fairfield Gardens Brighton

Loft conversion incorporating hip to gable roof extension, raising of ridge height, front and rear dormers. Erection of single storey rear extension.

Report from: 18/07/13 to: 07/08/13

Applicant: Mr & Mrs Noyes
Officer: Helen Hobbs 293335
Refused on 07/08/13 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its excessive size and design, would be detrimental to the character and appearance of the property. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extension and Alterations (SPD12).

2) UNI2

The proposed front dormer, hip to gable extension and the raised ridge height would unbalance the pair of semi detached properties and would be out of keeping within the street scene. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extension and Alterations (SPD12).

3) UNI3

The accumulation of all proposed roof extensions would result in an overly bulky and prominent appearance, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document Design Guide for Extension and Alterations (SPD12).

BH2013/01897

51 Easthill Drive Portslade

Erection of single storey rear extension.

Applicant: Mr & Mrs S Plumstead

Officer: Helen Hobbs 293335

Approved on 02/08/13 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
Site plan, block plan, existing and proposed elevations	1735.P1		7th June 2013
Existing and proposed floor plans	1735.P2		7th June 2013

BH2013/01961

89 Shelldale Road Portslade

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.7m.

Applicant: Mr Eihab Agladious

Officer: Chris Swain 292178

Prior Approval is required and is refused on 18/07/13 DELEGATED

1) UNI

The proposed rear extension, by reason its height, design and depth would result in a significantly overbearing impact, an unacceptable sense of enclosure, and a loss of light to the adjoining property, No.87 Shelldale Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan. This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Application form outlining the dimensions of the development.			13 June 2013
Block plan			13 June 2013
Existing and proposed elevations	EA-01		13 June 2013

BH2013/02040

22 Gordon Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.545m.

Applicant: L Gillam & S Bates

Officer: Chris Swain 292178

Prior approval not required on 01/08/13 DELEGATED

BH2013/02042

St Peters Community Infants School St Peters Road & Ottima Wellington Road

Application for Approval of Details Reserved by Condition 9 of application BH2012/02546.

Applicant: Mr Martin Hucker

Officer: Guy Everest 293334

Approved on 23/07/13 DELEGATED

BH2013/02163

10 Highlands Road Portslade

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension and dormer to the rear.

Applicant: Mr Stuart Jameson

Officer: Clare Simpson 292454

Approved on 07/08/13 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Classes B, C and G of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

The applicant is advised that in order to constitute permitted development the following conditions from Class B apply:

- i) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- ii) Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and
- iii) Any window inserted on a wall or roof slope forming a side elevation of the

dwellinghouse shall be-

i) Obscure-glazed, and

ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

3) UNI3

The applicant is advised that in order to constitute permitted development the following criterion from Class C applies:

i) The proposed rooflights shall not protrude more than 150 millimetres beyond the plane of the slope of the roof when measured from the perpendicular with the external surface of the original roof.

HOVE PARK

BH2013/00521

199/201 Old Shoreham Road Hove

Erection of 1 no. detached building comprising of 1 no. ground floor two bed flat and 1 no. three bed maisonette at first and second floors.

Applicant: Alfred Haagman

Officer: Robin Hodgetts 292366

Refused on 02/08/13 DELEGATED

1) UNI

The proposed development, by virtue of the proposed plot size, the reduced existing plot sizes and siting of the new dwellings proposed would result in a form of development which would be out of character with the street scene and surrounding area. The proposed development would be contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its scale, bulk, massing and positioning would cause an unacceptable degree of harm to the amenity of the neighbouring properties at 197, 199 & 201 Old Shoreham Road, in terms of overlooking, loss of privacy and perception of overlooking and thus is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development fails to provide sufficient outside amenity space for future occupiers, particularly the upper floor 3 bed unit, contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2013/00559

1 Elrington Road Hove

Remodelling of dwelling including removal of existing rear ground floor extension and erection of new single storey rear extension. Erection of two storey extension to front and roof alterations to facilitate loft conversion incorporating dormer to rear and 6no rooflights. Revised fenestration and creation of new front boundary wall and access gates.

Applicant: David Sielger

Officer: Adrian Smith 290478

Approved on 29/07/13 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 additional windows, dormer windows, or rooflights other than those expressly authorised by this permission shall be constructed in the side elevations of the dwelling 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

No extension, enlargement or other alteration of the dwellinghouse as provided for within 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) 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 amenities of adjoining 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.

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	ERH/003 sheet 1	A	10/04/2013
	ERH/003 sheet 2	A	10/04/2013
Existing plans and elevations	ERH/001 sheet 1		18/02/2013
	ERH/001 sheet 2		18/02/2013
	ERH/001 sheet 3		27/02/2013
Proposed site layout	ERH/004 sheet 1	D	10/07/2013
	ERH/004 sheet 2	D	10/07/2013
Proposed plans and elevations	ERH/002 sheet 1	J	24/06/2013
	ERH/002 sheet 2	J	24/06/2013
	ERH/002 sheet 3	J	10/07/2013

5) 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.

BH2013/00588

31 Old Shoreham Road Hove

Demolition of existing house and erection of 6no bedroom detached dwelling.

Report from: 18/07/13 to: 07/08/13

Applicant: Mr J Heath
Officer: Christopher Wright 292097
Approved on 26/07/13 COMMITTEE

1) BH01.01

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

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

2) UNI

The use of the residential annex hereby permitted shall be solely for purposes incidental to the enjoyment of, or ancillary to, the main dwellinghouse (31 Old Shoreham Road) and the annex shall not be occupied as a separate residential unit.

Reason: The use of the annex as a separate dwellinghouse would require planning permission and in the interests of amenity in order to comply with policies HO4, HO5 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 extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

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 without planning permission obtained from the Local Planning Authority.

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

5) UNI

The first floor levels windows on the western flank elevation of the dwelling hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the internal finished floor height, and thereafter permanently retained as such.

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

6) UNI

The new dwelling hereby permitted shall be constructed to meet 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.

7) 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.

8) 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.

9) 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.

10) UNI

The development hereby permitted shall be constructed in accordance with the approved drawings showing existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

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

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement and proposed site diary has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. The Method Statement shall include full details of the following:- Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme. Timing and phasing of Arboricultural works in relation to the approved development.

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

13) 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.

14) 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 as indicated in the approved Arboricultural Report.

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 there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied and retained as such thereafter.

Reason: To enhance the appearance of the development in the interests of the visual and residential amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

16) 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 erected in accordance with BS5837 (2012) and 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.

17) 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.

18) 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 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.

19) 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.

20) UNI

The development hereby permitted shall not be occupied until a scheme to enhance the ecological value of the site, including bat and bird boxes to be attached to mature trees retained within the site, has been submitted and approved by the local planning authority and fully implemented. The development shall be retained as such thereafter.

Reason: To increase the biodiversity and nature conservation interest 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 and Development.

21) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	VZ.01		22 Feb 2013
Block Plan	VZ.02		22 Feb 2013
Aerial Views	VZ.03		22 Feb 2013
Aerial Views and Contextual Elevation	VZ.04		22 Feb 2013
Survey	VZ.05		22 Feb 2013
Site Plan Existing & Proposed	VZ.06		22 Feb 2013
Existing Plans	VZ.07		22 Feb 2013
Existing North/South Elevations	VZ.08		22 Feb 2013
Existing East/West Elevations	VZ.09		22 Feb 2013
Site Plan Proposed at Ground Level	VZ.11		22 Feb 2013
Proposed First Floor Plans	VZ.15		22 Feb 2013
Section AA Proposed	VZ.16		22 Feb 2013
Section BB	VZ.17		22 Feb 2013
Existing Sections BB	VZ.22		22 Feb 2013
Existing/Proposed Sections BB	VZ.23		22 Feb 2013
Existing Sections CC	VZ.24		22 Feb 2013
Existing/Proposed Sections CC	VZ.25		22 Feb 2013
Existing Sections DD	VZ.26		22 Feb 2013
Existing/Proposed Sections DD	VZ.27		22 Feb 2013

Existing Boundary/Building & Proposed Building	VZ.30		22 Feb 2013
Proposed Boundary/Seat	VZ.31		22 Feb 2013
Sun Path Chart	VZ.32		4 Apr 2013
Lower Ground Site Proposed	VZ.10	A	23 Apr 2013
Proposed Lower Ground Floor Plans	VZ.12	A	23 Apr 2013
Proposed Ground Floor Plans	VZ.13	A	23 Apr 2013
Proposed First Floor Plans	VZ.14	A	23 Apr 2013
Proposed East/West Elevations	VZ.18		23 Apr 2013
Proposed North/South Elevations	VZ.19		23 Apr 2013
Existing Sections AA	VZ.20	A	18 Apr 2013
Existing/Proposed Sections AA	VZ.21	A	18 Apr 2013
Existing Sections EE	VZ.28	A	18 Apr 2013
Existing/Proposed Sections EE	VZ.29	A	18 Apr 2013
Boundary Wall and Relative Drive Height	VZ.38		23 Apr 2013
Proposed Boundary/Seat	VZ31	B	1 May 2013
Existing Boundary Wall	VZ.39		1 May 2013
Proposed Boundary Wall	VZ.40		1 May 2013
Verification Image	VZ.41		1 May 2013

BH2013/01526

85 Woodland Drive Hove

Erection of first floor extension over existing garage and single storey side extension.

Applicant: Paul Girgis

Officer: Jason Hawkes 292153

Refused on 23/07/13 DELEGATED

1) UNI

Due to the scale, design and prominence of the proposed extension, the scheme results in an inappropriate and unsympathetic addition which is deemed to detract from the character and appearance of the host property and the overall street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

Having regard to the size of the proposed side wall required for the single-storey side extension and its proximity to the southern boundary, the scheme results in an increased sense of enclosure and an unneighbourly form of development which would be detrimental to the amenity of the occupiers of no.83 Woodland Drive. The scheme is therefore deemed contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01550

8 Nevill Avenue Hove

Alterations to garage from flat roof to pitched roof.

Applicant: Mr Phil Donovan

Officer: Mark Thomas 292336

Approved on 23/07/13 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 May 2013
Block plan	-	-	16 May 2013
Existing elevations	-	-	16 May 2013
Proposed elevations	-	-	16 May 2013
Existing roof plan	-	-	16 May 2013

BH2013/01608

Unit 4 Newtown Road Estate Newtown Road Hove

Application for Approval of Details Reserved by condition 5 of application BH2012/02513.

Applicant: Hargreaves Management Ltd

Officer: Steven Lewis 290480

Approved on 31/07/13 DELEGATED

BH2013/01621

49 Cranmer Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to the rear with juliette balcony, 2no rooflights to the front and alterations to fenestration.

Applicant: Mr Matthew Binns

Officer: Mark Thomas 292336

Approved on 25/07/13 DELEGATED

BH2013/01663

28 Tongdean Avenue Hove

Alterations to front elevation including revised front entrance with canopy, alterations to roof and installation of new first floor bay window, remodelling of rear elevation to include extension at lower ground level with terrace above and extensions at ground and first floor level, revised fenestration and associated alterations.

Applicant: Mr & Mrs Sewell

Officer: Guy Everest 293334

Approved on 01/08/13 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 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
Block & Site Location Plans	TA 698/01	B	23/05/2013
Existing Site Plan	TA 698/02		23/05/2013
Existing Floor Plans	TA 698/03		23/05/2013
Existing Second Floor / Roof Plan	TA 698/04		23/05/2013
Existing Elevations	TA 698/05		23/05/2013
Existing Elevations	TA 698/06		23/05/2013
Existing Sections	TA 698/07		23/05/2013
Proposed Floor Plans	TA 698/10	E	23/05/2013
Proposed Floor Plans	TA 698/11	B	23/05/2013
Proposed Elevations	TA 698/12	C	23/05/2013
Proposed Elevations	TA 698/13	D	23/05/2013

BH2013/01700

1 Orpen Road Hove

Roof extension and raising of ridge height to facilitate loft conversion and other associated works.

Applicant: Ms Mimi Spencer

Officer: Steven Lewis 290480

Approved on 22/07/13 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	130102/S0	-	28/05/2013
Ground Floor plan (as Existing)	130102/S1	-	28/05/2013
First Floor Plan (as Existing)	130102/S2	-	28/05/2013
Roof Plan (as Existing)	130102/S3	-	28/05/2013
Front Elevation (as Existing)	130102/S4	-	28/05/2013
Side Elevation (as Existing)	130102/S5	-	28/05/2013
Rear Elevation (as Existing)	130102/S6	-	28/05/2013
Side Elevation (as Existing)	130102/S7	-	28/05/2013
Section AA (as Existing)	130102/S8	-	28/05/2013
Section BB (as Existing)	130102/S9	-	28/05/2013
Block Plan	130102/P0	-	28/05/2013
Ground Floor plan (as Proposed)	130102/P1	-	28/05/2013
First Floor Plan (as Proposed)	130102/P2	-	28/05/2013
Second Floor Plan (as Proposed)	130102/P3	-	28/05/2013
Roof Plan (as Proposed)	130102/P4	-	28/05/2013

Front Elevation (as Proposed)	130102/P5	-	28/05/2013
Side Elevation (as Proposed)	130102/P6	-	28/05/2013
Rear Elevation (as Proposed)	130102/P7	-	28/05/2013
Side Elevation (as Proposed)	130102/P8	-	28/05/2013
Section AA (as Proposed)	130102/P9	-	28/05/2013
Section BB (as Proposed)	130102/P10	-	28/05/2013

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 in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2013/01726

5 Chartfield Hove

Erection of a single storey front extension.

Applicant: Mr D Parker

Officer: Adrian Smith 290478

Approved on 22/07/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	12216-07	-	28/05/2013
Block plan	12216-08	-	28/05/2013
Existing floor plans	12216-01		28/05/2013
	12216-02		28/05/2013
Proposed floor plans	12216-04		28/05/2013
	12216-05	A	28/05/2013
Existing and proposed elevations	12216-03		28/05/2013
	12216-06		28/05/2013

BH2013/01728

6 Hill Drive Hove

Application to extend time limit for implementation of previous approval BH2010/00953 for loft conversion incorporating increased ridge height, 2no dormers to rear and front and rear rooflights.

Applicant: Dr Tham Ghasemi

Officer: Adrian Smith 290478

Approved on 22/07/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced prior to 08 June 2016.

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
Site plan	-	-	26/03/2010
Block plan	-	-	26/03/2010
Existing and proposed floor plans and elevations	TG-01	01	26/04/2010
	TG-02	02	23/03/2010
	TG-03	01	26/03/2010
	TG-04	01	26/03/2010
	005	01	26/03/2010

BH2013/01811

19 Onslow Road Hove

Erection of two storey three bedroom detached house.

Applicant: Mrs Adele Lias

Officer: Jason Hawkes 292153

Approved on 31/07/13 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 extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E 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) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

The east facing first floor window, east facing rooflight and west facing ground floor window hereby permitted shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, and thereafter permanently retained as such.

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

4) 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.

5) 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.

6) UNI

The scheme shall be implemented in accordance with the soft and hard landscaping scheme indicated on drawing no.TA618/15B. 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

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

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

8) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

9) UNI

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.

10) UNI

No development shall commence until full details of the existing and proposed

land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. 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 policies QD14 and QD27 of the Brighton & Hove Local Plan.

11) UNI

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

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

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

The development hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

14) UNI

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

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

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan and Site Location Plans	TA618/01		4th June 2012
Proposed Site Plan	TA618/10	D	4th June 2012
Proposed Floor Plans	TA618/11	E	4th June 2012
Contextual Street Elevation	TA618/12	A	4th June 2012
Proposed Elevations	TA618/13	C	4th June 2012
Proposed Elevations	TA618/14	D	4th June 2012

Proposed External Works	TA618/15	B	4th June 2012
Proposed External Works Details	TA618/16		4th June 2012
Existing Site Survey	TA618/17		4th June 2013

BH2013/01812

9 Park View Road Hove

Demolition of existing garage and erection of a single storey side and rear extension, dormer to front elevation, creation of a front entrance porch and associated external alterations.

Applicant: Mr Clive Wilkins

Officer: Robert McNicol 292322

Refused on 29/07/13 DELEGATED

1) UNI

By virtue of its form, size and appearance, the proposed first floor dormer window would be an overly dominant and excessively prominent feature on the front of the building. By virtue of its form, forward projection, position and the unsympathetic appearance of the front door and window, the proposed porch extension and entrance steps would relate poorly to the form and character of the recipient property and would undermine the traditional appearance of the building. These proposals would also be detrimental to the symmetrical appearance of this property and its adjoining neighbour, whilst causing harm to the character of the street scene. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1, 'Roof Alterations and Extensions'.

2) UNI2

By virtue of having a contrived roof form and excessive bulk above the garage doors, the proposed side and rear extension would have a disproportionate and unattractive appearance that would detract from the appearance of the recipient property and the surrounding street scene. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01942

18 Goldstone Crescent Hove

Erection of single storey rear conservatory.

Applicant: Nigel Swift

Officer: Christopher Wright 292097

Refused on 07/08/13 DELEGATED

1) UNI

The proposed conservatory would, by reason of the design and detailing, integrate poorly with the existing dwelling as extended and would result in an over extended appearance, to the detriment of visual amenity and the character and appearance of the recipient building. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005 and SPD12: Design Guide for Extensions and Alterations.

2) UNI2

The proposed extension would, by reason of the height and the siting, give rise to an overbearing impact and an increased sense of enclosure that would be detrimental to the residential amenity of neighbouring residents of 16 Goldstone Crescent. As such the proposal is contrary to the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan 2005 and SPD12: Design Guide for Extensions and Alterations.

BH2013/02015

Unit 1 Goldstone Retail Park Newtown Road Hove

Certificate of lawfulness for proposed replacement and extension of mezzanine floor.

Applicant: Scottish Widows Investment Partnership Unit Trust

Officer: Steven Lewis 290480

Approved on 07/08/13 DELEGATED

BH2013/02016

182 Nevill Road Hove

Certificate of lawfulness for proposed erection of single storey side extension.

Applicant: Mr Andrew Knight

Officer: Robert McNicol 292322

Approved on 07/08/13 DELEGATED

BH2013/02056

61 Cranmer Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr David Twilley

Officer: Jonathan Puplett 292525

Prior approval not required on 19/07/13 DELEGATED

BH2013/02080

31 Woodruff Avenue Hove

Non Material Amendment to BH2012/00842 to form a basement within the size of the ground floor extension, a high level window to the basement on the west elevation. Remove the atrium and replace with 2 velux flat roof lights.

Applicant: Mr Jay Sethi

Officer: Robert McNicol 292322

Refused on 24/07/13 DELEGATED

1) UNI

The proposed revision to alter the roof form of the extension approved under application BH2012/00842 and to add a basement level beneath the approved extension is considered material and warrants the submission of a further application for planning permission.

BH2013/02081

Rear of 25 Dyke Road Avenue Hove

Application for Approval of Details Reserved by condition 9 of application BH2011/03903.

Applicant: Mr & Mrs S Hardman

Officer: Christopher Wright 292097

Approved on 23/07/13 DELEGATED

BH2013/02102

7 Charles Close Hove

Formation of additional floor to create two storey detached house.

Applicant: Mr M Prior & Mrs J A Rogers

Officer: Clare Simpson 292454

Refused on 02/08/13 DELEGATED

1) UNI

The proposed roof extension would result in the property having an incongruous

appearance when viewed in context with the surrounding street scene. The house would appear unduly dominant and visually intrusive in relation to the remaining bungalows and the overall character of the cul-de-sac would be significantly harmed. The development would be contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan

2) UNI2

The proposed development would result in a significant increase in massing close to the boundary with 6 Charles Close which is located on a lower ground level to the application site. The extension would be significantly overbearing, dominating the neighbouring bungalow and garden and causing an increase sense of enclosure. The proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan

BH2013/02108

175 Old Shoreham Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and 3no rooflights to front. Removal of existing single storey extension/conservatory and erection of replacement single storey extension/conservatory to rear. Creation of new entrance porch to front and revised fenestration.

Applicant: Mr A Garfield

Officer: Clare Simpson 292454

Approved on 07/08/13 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Classes A, B, C, D and G of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

Informatives:

1.This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
As existing ground floor plan, first floor plan, loft and location plan	189OS/SR175/01		24th June 2013
As existing roof plan, block plan and section A-A	189OS/SR175/02		24th June 2013
As existing front, rear and side elevations,	189OS/SR175/03		24th June 2013
As proposed ground floor, first floor block and location plan	189OS/SR175/04		24th June 2013
As proposed loft and roof plan construction section and section A-A	189OS/SR175/05		24th June 2013
As proposed front, rear and side elevations	189OS/SR175/06		24th June 2013

2) UNI2

The applicant is advised that in order to constitute permitted development the following conditions from Class A apply:

- i) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- ii) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be-
 - i) obscure-glazed, and

ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

3) UNI3

The applicant is advised that in order to constitute permitted development the following conditions from Class B apply:

i) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

ii) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and

iii) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be-

i) obscure-glazed, and

ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

4) UNI4

The applicant is advised that in order to constitute permitted development the following criterion from Class C applies:

i) The proposed rooflights shall not protrude more than 150 millimetres beyond the plane of the slope of the roof when measured from the perpendicular with the external surface of the original roof.

BH2013/02174

Land at City Park Orchard Road Hove

Non Material Amendment to BH2012/03577 to redesign entrance garden, areas to include ramped access as well as steps to achieve compliance with lifetime homes and brad part M.

Applicant: BCM

Officer: Jason Hawkes 292153

Refused on 07/08/13 DELEGATED

1) UNI

The proposed revisions to alter the form and appearance of the proposal approved under application BH2012/03577 are considered material and warrant the submission of a further application for planning permission.

WESTBOURNE

BH2013/01665

45 Walsingham Road Hove

Erection of garden room/store to rear of garden.

Applicant: Mrs Ingrid Boyd

Officer: Mark Thomas 292336

Approved on 26/07/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	-	-	23 May 2013
Existing and proposed plans and elevations	590/01	-	31 May 2013

BH2013/01691

26A Westbourne Street Hove

Replacement windows to the front elevation at basement level.

Applicant: Miss Karly House

Officer: Steven Lewis 290480

Refused on 19/07/13 DELEGATED

1) UNI

The windows by reason of their design, method of opening and materials are considered poorly designed, would lead to a mixed use of materials that fail to maintain a sympathetic and consistent appearance to the property. This would harm the character and appearance of the host property and visual amenity of the area contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01809

49 Sackville Gardens Hove

Erection of single storey rear extension. Removal of 2 no. rooflights and creation of dormer to rear roofslope. Insertion of 3 no. rooflights to rear side facing roofslope.

Applicant: Mr Edward Shuttleworth

Officer: Christopher Wright 292097

Refused on 30/07/13 DELEGATED

1) UNI

The proposed development would, by reason of the additional depth and consequent increase in the bulk and massing of the extension, together with the absence of any articulation of architectural features, which characterise the existing dwelling, would detract from the character and appearance of the recipient building and have an unduly dominant appearance to the detriment of visual amenity. As such the proposal is contrary to the requirements of policies HE6 and QD14 of the Brighton & Hove Local Plan 2005.

BH2013/01834

29 Pembroke Crescent Hove

Reinstatement of chimney stack.

Applicant: Mr Alex Colwell

Officer: Robert McNicol 292322

Approved on 23/07/13 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 & block plan	RFA13/270/OS		30 May 2013
Existing and proposed elevations	RFA13/270/01		30 May 2013
Detailed proposed elevations	RFA13/270/02		30 May 2013

BH2013/01859**11 Westbourne Gardens Hove**

Construction of vehicle crossover, formation of hard standing and dropped kerb.

Applicant: Mr R Levy

Officer: Adrian Smith 290478

Refused on 02/08/13 DELEGATED

1) UNI

The removal of the front boundary wall and one pier together with the amount of hardstanding proposed would appear discordant and out-of-keeping with the prevailing character of the area and as such would be an incongruous and unsympathetic form of development, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/01870**Flat 1 40 Titian Road Hove**

Replacement of existing rear door with window and installation of door to the rear of the property and associated works.

Applicant: Mr & Mrs Stuart Cairns

Officer: Steven Lewis 290480

Approved on 02/08/13 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

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	05/06/2013
Ground Floor Plan as Existing	SK03	-	05/06/2013
Ground Floor Plan as Proposed	SK04	-	05/06/2013
Photograph 1	-	-	24/07/2013
Photograph 2	-	-	24/07/2013
Photograph 3	-	-	24/07/2013
uPVC Specification	-	-	24/07/2013
UPVC window frame specification	-	-	24/07/2013

BH2013/01884**84 Sackville Road Hove**

Certificate of Lawfulness for existing use of property as a single dwelling house.

Applicant: Mr Nicholas Lee

Officer: Robert McNicol 292322

Approved on 07/08/13 DELEGATED

BH2013/02079

8A Carlisle Road Hove

Non Material amendment to BH2012/03877 to reduce extension footprint.

Applicant: Mr Brian O'Toole

Officer: Jason Hawkes 292153

Refused on 02/08/13 DELEGATED

1) UNI

The proposed revision to alter the form and appearance of the extension approved under application BH2012/03877 is considered material and warrants the submission of a further application for planning permission.

WISH

BH2013/01439

2A Western Esplanade Portslade

Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 7, 8, 9, 11 and 12 of application BH2009/01748.

Applicant: Mr & Mrs Knox-Peebles

Officer: Adrian Smith 290478

Split Decision on 07/08/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 3, 4, 5, 6, 8, 9, 11 and 12 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 7 are NOT APPROVED for the reason(s) set out in section 10.

2) UNI2

The details reserved by condition 7 cannot be agreed until the development has been completed and a Building Research Establishment issued Final Code Certificate has been submitted.

BH2013/01567

32 Grange Road Hove

Erection of first floor rear extension.

Applicant: Mr Richard Kear

Officer: Mark Thomas 292336

Approved on 26/07/13 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	-	-	30 May 2013
Block plan	-	-	16 May 2013
Existing and proposed floor plans	-	-	31 May 2013
Existing and proposed side elevation	-	-	23 July 2013
Existing and proposed rear elevation	-	-	24 May 2013

BH2013/01569

Land adjacent 80 Stoneham Road Hove

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

Applicant: Mr Matthew Newbury

Officer: Adrian Smith 290478

Refused on 19/07/13 DELEGATED

1) UNI

The proposed development, by virtue of its additional height and massing, would result in an overbearing, dominant and un-neighbourly form of development resulting in a significant loss of amenity to the properties to the south at 33 & 35 Marmion Road. In addition, the applicant has failed to demonstrate that the development would not result in a significant loss of daylight to these properties. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01722

53 Boundary Road Hove

Application for Approval of Details Reserved by Condition 6 of application BH2011/02080.

Applicant: Roseview Homes

Officer: Guy Everest 293334

Refused on 25/07/13 DELEGATED

BH2013/01801

38 Saxon Road Hove

Erection of single storey front extension with new pitched roof and associated alterations.

Applicant: Mr B Rousell

Officer: Robert McNicol 292322

Approved on 30/07/13 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 and block plans	13437-Loc		4 June 2013
Existing and proposed floor plans and elevations	13436-01	A	4 June 2013

BH2013/01868

343 Kingsway Hove

Erection of dormer to front elevation.

Applicant: Jean Joseph Cussac

Officer: Jason Hawkes 292153

Approved on 30/07/13 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
Block Plan & Location Plan	3435/36		4th June 2013
Existing Floor Plans	3435/37		4th June 2013
Existing Elevations	3435/38		4th June 2013
Existing & Proposed Floor Plans	3435/39		4th June 2013
Existing & Proposed Elevations	3435/40		4th June 2013

BH2013/01889

36 Glebe Villas Hove

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

Applicant: Mrs Sonia Gillam

Officer: Robert McNicol 292322

Approved on 05/08/13 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/01948

Heversham House Boundary Road Hove

Prior approval for change of use of upper floors (first, second and third) to residential units to provide 4 no. 2 bed flats and 11 no. 1 bed flats.

Applicant: McMillan Architects

Officer: Christopher Wright 292097

Prior approval not required on 01/08/13 DELEGATED

Withdrawn Applications

BH2013/01890

38 Glebe Villas Hove

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

Applicant: Mr Colin Hamilton

Officer: Robert McNicol 292322

WITHDRAWN ON 29/07/13

