

PLANS LIST 18 September 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****BH2013/01780****3 Grange Walk Brighton**

Erection of single storey detached double garage and conversion of existing integral garage into living space. Erection of single storey rear extension to the first floor.

Applicant: Mr & Mrs J Austera

Officer: Pete Campbell 292359

Approved on 15/08/13 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 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 Construction Specification/Method Statement for the foundations of the garage has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

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

3) UNI

The detached garage hereby approved shall only be used for the parking of private vehicles.

Reason: In order to appropriately protect the amenities of the occupiers of nearby properties and the character of the street scene, to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) 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 Construction Specification/Method Statement for the foundations of the garage has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

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

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
Topographical Survey, Block & Site Location Plan	1.01		03/06/2013
Existing Plans, Sections & Elevations	1.02		03/06/2013
Proposed Site Plan & Garage Plans/Elevations	2.01	A	20/06/2013
Proposed Alterations & Extension	2.02		03/06/2013

6) UNI

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

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.

BH2013/01880

169 Surrenden Road Brighton

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

Applicant: Mrs Geraldine Hicks

Officer: Sonia Gillam 292265

Refused on 12/08/13 DELEGATED

1) UNI

The development is not permitted development under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that the extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres.

BH2013/01885

28 Larkfield Way Brighton

Erection of single storey rear extension.

Applicant: Mr Douglas Mason

Officer: Chris Swain 292178

Refused on 16/08/13 DELEGATED

1) UNI

The proposed addition, by reason of scale, design, siting, bulk and depth would result in an unsympathetic and overly dominant addition that relates poorly to the existing building and detracts from the appearance and character of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012)

2) UNI2

The proposed development, by reason of its height, depth and bulk, adjacent to the shared boundary would result in an unacceptably overbearing and visually dominant impact and a loss of light and overshadowing towards No.26 Larkfield Way. As such the proposal is contrary to policies QD14 and QD27 of the Brighton

BH2013/01894

16 Beechwood Close Brighton

Erection of rear conservatory extension and balcony with steps to garden.

Applicant: Mr & Mrs L Gill

Officer: Pete Campbell 292359

Approved on 16/08/13 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

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 location plan			11/06/2013
Block plan	1381/01/04		11/06/2013
Plans and elevations as existing	1381/01/01		11/06/2013
Plans and elevations as proposed	1381/01/02	B	11/06/2013
Ground floor plan and section	1381/01/03	A	11/06/2013

BH2013/01896

2 Overhill Way Brighton

Application for Approval of Details Reserved by condition 16 of application BH2012/00742.

Applicant: Michael Walker

Officer: Wayne Nee 292132

Approved on 12/08/13 DELEGATED

BH2013/01902

County Oak Medical Centre Carden Hill Brighton

Replacement of plastic grass guard parking bay surfaces to permeable block paving.

Applicant: Assura Group Ltd

Officer: Sonia Gillam 292265

Approved on 13/08/13 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

Unless otherwise agreed in writing by the Local Planning Authority, the hard surface shown on the approved plans shall be comprised of 'Aquaflow' block paving in 'Red Brindle' colour bricks with every third brick in 'Charcoal' colour as a dividing line using a 90 degree herringbone pattern, and shall be retained as such. As confirmed by the email from the agent received on the 25 July 2013.

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

3) UNI

The hard surface hereby approved shall be made of porous materials and retained thereafter.

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

4) UNI

The development hereby permitted shall 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			19/06/2013
Proposed site layout	8271/104	A	07/06/2013

BH2013/02034

56 Westfield Crescent Brighton

Certificate of lawfulness for proposed hip to gable roof extension, dormer to the rear elevation to replace existing and rooflights to the front elevation.

Applicant: Mrs Mel Gillam

Officer: Chris Swain 292178

Approved on 14/08/13 DELEGATED

BH2013/02072

39 Greenfield Crescent Brighton

Erection of a two storey rear extension.

Applicant: Mr Carl Fidler

Officer: Wayne Nee 292132

Refused on 13/08/13 DELEGATED

1) UNI

The proposed rear extension, by virtue of its roof form, design and size, would result in a visually intrusive and bulky addition which relates poorly to the existing dwelling, and as a result would be detrimental to the visual amenities of the existing property and the wider area. The proposal is therefore contrary to policies contrary to Policies QD2 and QD14 of the Brighton & Hove Local Plan, and SPD12 Design Guide for Extensions and Alterations.

BH2013/02215

103 Lyminster Avenue Brighton

Erection of two storey side extension.

Applicant: Mr Chouduri
Officer: Andrew Huntley 292321
Refused on 12/08/13 DELEGATED

1) UNI

The proposed side/rear extension, by virtue of its design, size, bulk and siting up to the boundary would result in a visually bulky, intrusive and awkward addition to the property, which is unsympathetic to the design of the existing dwelling 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 policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The proposed extension, coupled with the existing extension at 105 Lyminster Avenue, would result in the loss of space and separation between the properties. This loss would be detrimental to the spacious character and appearance of the area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2013/02303

61 Overhill Drive Brighton

Demolition of garage to facilitate erection of two storey side extension incorporating extension to existing loft conversion and associated external alterations.

Applicant: Mr & Mrs Bassett
Officer: Andrew Huntley 292321

Refused on 19/08/13 DELEGATED

1) UNI

The proposed side/rear extension, by virtue of visually unbalancing the pair of semi-detached properties, its contrived design, size, bulk and siting up to the boundary would result in a visually bulky, intrusive and incongruous addition to the property, which is unsympathetic to the design of the existing dwelling, and as a result would be detrimental to the visual amenities of the parent property, the street scene and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

PRESTON PARK

BH2013/01489

149 Preston Road Brighton

Installation of new condensing units on side roof at 5th floor level and new generator to rear elevation to replace existing.

Applicant: Royal Bank of Scotland
Officer: Christopher Wright 292097

Approved on 13/08/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			29 May 2013
Existing Site Plan	7278/01		13 May 2013
Proposed Site Plan	7278/02		13 May 2013
Proposed Sound Levels	7278/03		13 May 2013
Generator Compound Details	7278/05	B	18 Jun 2013

As Existing & Proposed Fifth Floor Plant Area (Part) Plan & Elevation	BCH1320-Plan -06		3 Jun 2013
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2) UNI

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

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

BH2013/01757

17A Grantham Road Brighton

Erection of single storey rear extension incorporating pitched roof and 2no rooflights.

Applicant: Steve Wood

Officer: Andrew Huntley 292321

Approved on 08/08/13 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

The development hereby permitted shall 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 Extension	612/01		29.05.2013
Existing Layout	612/02		29.05.2013

BH2013/01784

85 Havelock Road Brighton

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

Applicant: Mr Silas Stephenson

Officer: Chris Swain 292178

Approved on 12/08/13 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 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.

3) UNI

The dormer window hereby approved 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.

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	001		10 June 2013
Proposed site plan	002		10 June 2013
Existing and proposed ground floor plans	003		10 June 2013
Existing and proposed first floor plans	004		10 June 2013
Existing and proposed second floor plans	005	D	29 July 2013
Existing and proposed roof plans	006	D	29 July 2013
Existing and proposed front elevations	007	C	29 July 2013
Existing and proposed rear elevations	008	C	23 July 2013

BH2013/01943

23 Havelock Road Brighton

Alteration to flat and maisonette to form single dwelling house including demolition and replacement of ground floor extension and erection of first floor extension to rear (part retrospective).

Applicant: Copse Mill Properties Ltd

Officer: Wayne Nee 292132

Refused on 13/08/13 DELEGATED

1) UNI

The proposal would result in the loss of a residential unit. The applicant has failed to present any exceptional circumstances which would justify the loss of the residential accommodation. The proposal is therefore deemed contrary to policy HO8 of the Brighton & Hove Local Plan.

BH2013/02041

21 Edburton Avenue Brighton

Erection of side conservatory extension.

Applicant: Geoff Heath

Officer: Pete Campbell 292359

Refused on 21/08/13 DELEGATED

1) UNI

The proposed extension by virtue of its uncomplimentary design, incorporating a bulkhead form standing above a pitched roof which conceals the detailing of an attractive timber sash window, constitutes a discordant addition to the dwelling. The extension proposed would be detrimental to the visual appearance and character of; the host property, the rear of the terrace and consequently the wider Preston Park Conservation Area. The application is contrary to policies Q14 and HE6 of the Brighton and Hove Local Plan 2005.

2) UNI2

The expanse of obscure glazing to the south side of the proposed conservatory, by virtue of its close proximity to the shared boundary and side windows at no.19 Edburton Avenue would cause an increased perception of being overlooked for the occupants of the neighbouring property. This would result in material harm being caused to the residential amenity of the neighbouring occupants, contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

BH2013/02084

50 Waldegrave Road Brighton

Erection of single storey side and rear extension, and loft conversion incorporating rear dormer and rooflight to front.

(Part-Retrospective)

Applicant: Mr Ronald Gray

Officer: Robin K Hodgetts 292366

Refused on 21/08/13 DELEGATED

1) UNI

The side and rear wrap around extension is an inappropriate addition to the dwelling which fails to respect the original plan of the building and as such is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 - Design guide for extensions and alterations.

BH2013/02119

Flat 3 41 Preston Park Avenue Brighton

Removal of two doors and side window on east elevation and replacement with new door and french doors.

Applicant: Mr Jim Proudfoot

Officer: Andrew Huntley 292321

Approved on 08/08/13 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
Block Plan and Location Plan	P/01		20.06.2013
Floor Plan as Existing	P/02	A	20.06.2013
Elevations and Sections	P/03	C	20.06.2013
Floor Plan as Proposed	P/04	C	20.06.2013
Door Details	P/05		20.06.2013

BH2013/02201

36 Preston Park Avenue Brighton

Widening of existing right hand side entrance to the same width as the left hand side entrance.

Applicant: 36 Preston Park Avenue Ltd

Officer: Liz Arnold 291709

Approved on 19/08/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

Report from: 08/08/13 to 28/08/13

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 rebuilt pillar to the north of the right hand side entrance hereby approved shall be rebuilt to exactly match the dimensions, design, detail and finish of the retained pillar located immediately to the north of the re-positioned pillar.

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
Location and Site Plan	AC/36PPA/01	-	27th June 2013
Existing and Proposed	AC/36PP/02	-	27th June 2013

REGENCY

BH2013/01494

Flat 1 12 Denmark Terrace Brighton

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

Applicant: Mr Mikhail Velichanskiy

Officer: Helen Hobbs 293335

Refused on 19/08/13 DELEGATED

1) UNI

The proposed timber windows by reason of their inappropriate detailing, would fail to replicate the original timber sliding sashes to the building, forming an unsympathetic alteration, adversely affecting the character and appearance of the building, the Denmark Terrace street scene and the Montpelier and Clifton Hill Conservation Area and as such are contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

BH2013/01919

14 West Street Brighton

Display of 3no internally illuminated fascia signs and 2no internally illuminated projecting signs.

Applicant: Ms Helen Springer

Officer: Jason Hawkes 292153

Refused on 27/08/13 DELEGATED

1) UNI

Given the size and depth of the proposed fascia and the number, size and positioning of the proposed illuminated fascia and projecting signs, the scheme would result in a cluttered appearance to the building and would significantly detract from its character and appearance and that of the surrounding area. The advertisements thereby result in material harm to amenity, and the scheme is also contrary to policy QD12 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Document 7: Advertisements, which are material considerations.

BH2013/01939

Halifax Plc 34 - 35 Western Road, Brighton

Display of no 1no non-illuminated fascia sign and 2 no non-illuminated ATM surround.

Applicant: Mr Mike Carroll

Officer: Mark Thomas 292336

Approved on 19/08/13 DELEGATED

1) 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.

2) 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.

3) 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.

4) 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.

5) 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.

6) 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.

BH2013/02008

Pret A Manger 35 East Street

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

Applicant: Pret A Manger

Officer: Clare Simpson 292454

Approved on 23/08/13 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.

BH2013/02036

33 Oriental Place Brighton

Creation of additional floor at third floor level with mansard roof.

Applicant: Baggies Backpacker Hostel

Officer: Clare Simpson 292454

Refused on 14/08/13 DELEGATED

1) UNI

The formation of a mansard roof to the property would result in the loss of the existing historic roof form and create an inappropriate addition to the Grade II* building which would harm the historic character of the building. The proposal would detract from the significance of the heritage asset by adding a prominent roof form with no historical justification. Furthermore the proposal would result in disjointed appearance to the wider terrace, harming the appreciation of the building and the character of the wider Regency Conservation Area. The proposal is contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/02037

33 Oriental Place Brighton

Creation of additional floor at third floor level with mansard roof incorporating internal alterations to facilitate creation of additional floor.

Applicant: Baggies Backpacker Hostel

Officer: Clare Simpson 292454

Refused on 14/08/13 DELEGATED

1) UNI

The formation of a mansard roof to the property would result in the loss of the existing historic roof form and create an inappropriate addition to the Grade II* building which would harm the historic character of the building. The proposal would detract from the significance of the heritage asset by adding a prominent roof form with no historical justification. Furthermore the proposal would result further internal partitioning and a loss of hierarchy to the original plan form of the building. The proposal is contrary to policies HE1 of the Brighton & Hove Local Plan.

BH2013/02069

Top Floor Flat, 102 Upper North Street Brighton

Erection of a single storey rear extension.

Applicant: Ms Joanne Howarth

Officer: Helen Hobbs 293335

Approved on 28/08/13 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			18th June 2013
Block plan			18th June 2013
Existing plans	7		18th June 2013
Existing and proposed floor plans	8		18th June 2013
Existing and proposed elevations	9		18th June 2013

BH2013/02099

51 East Street Brighton

Display of non-illuminated projecting sign.

Applicant: East Ltd

Officer: Helen Hobbs 293335

Approved on 15/08/13 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.

BH2013/02153

Steine House 55 Old Steine Brighton

Internal alterations to layout on floors 1-4.

Applicant: YMCA Brighton

Officer: Steven Lewis 290480

Approved on 19/08/13 DELEGATED

1) BH01.05

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

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

2) UNI

No 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.

3) UNI

The partition to the elliptical shaped former chapel at first floor level shall be removed and maintained as such thereafter, unless agreed in writing by the local planning authority following the submission of a copy of a fire risk assessment.

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

4) UNI

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

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

5) UNI

The panel mouldings to the new pair of six panel doors at second floor level must match the mouldings to the existing fixed timber panels over the opening.

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

6) UNI

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

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

7) UNI

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.

BH2013/02233

53 Meeting House Lane Brighton

Display of internally illuminated projecting sign and menu box and non-illuminated fascia signs and window vinyl.

Applicant: Sixty Four Degrees

Officer: Adrian Smith 290478

Approved on 21/08/13 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.

BH2013/02257

2 Ship Street Brighton

Application for Approval of Details Reserved by Conditions 5, 6 and 7 of application BH2013/00814.

Applicant: Mr Peter Bradford

Officer: Guy Everest 293334

Approved on 12/08/13 DELEGATED

BH2013/02260

53 Meeting House Lane Brighton

Display of internally illuminated projecting sign and menu box and non-illuminated fascia signs and window vinyl. Internal alterations to layout, installation of new front door, painting of exterior and associated works.

Applicant: Sixty Four Degrees

Officer: Adrian Smith 290478

Approved on 21/08/13 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.

ST. PETER'S & NORTH LAINE

BH2012/03737

39 London Road Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6, and 7 of application BH2012/01397.

Applicant: Ian Pennicard

Officer: Jonathan Puplett 292525

Approved on 12/08/13 DELEGATED

BH2012/03765

129 North Street Brighton

Installation of new condenser units within existing plant enclosure on roof.

Applicant: Boots The Chemist

Officer: Pete Campbell 292359

Approved on 22/08/13 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

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. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			26/11/2012
Existing third floor/roof layout	5511/C221927 /115		07/01/2012

Proposed third floor/roof layout	5511/C221927 /112		07/01/2013
Plant elevations	MEB123-G.A.0 1		07/01/2013
Acoustic scroll compressor refrigeration pack	-		07/01/2013
Base frame for pack and condenser	DN01824		07/01/2013
Refrigeration plant data sheet	-		07/01/2013
Refrigeration performance sheet	-		07/01/2013

BH2013/00139

Land to Rear of 67-81 Princes Road Brighton

Construction of 6no. three storey, 2no bedroom terraced houses with pitched roofs & solar panels. Provision of private and communal gardens, waste & refuse facilities & cycle store with associated on street car parking. Erection of a street level lift gate house.

Applicant: Carelet Ltd

Officer: Jonathan Puplett 292525

Approved on 14/08/13 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 not be occupied until the noise mitigation measures set out in the 'Planning Noise Assessment' received on the 10th of April 2013, specifically the installation of an appropriate whole house ventilation system to each dwelling, and the installation of 'Velfac 200' Sound Reduction Windows to all window openings and in regard to those facing the railway line, the installation of windows which will achieve an acoustic performance of at least 33 Rw. These measures shall be fully operation prior to first occupation of the dwellings hereby approved and shall be retained as such thereafter.

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

3) UNI

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

Reason: 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, QD27 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until measures to protect all trees which are to be retained within the site have been erected in accordance with BS 5837 (2012). The protection measures shall be retained in situ until the completion of the development and no vehicles, plant or materials shall be driven or placed within

the areas enclosed by such protection measures.

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

5) UNI

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

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

6) UNI

Three of the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter. The remaining three dwellings shall, other than the access route to the dwellings which includes ambulant stairs, be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

7) UNI

The development hereby permitted shall not 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 policies HO7 and TR1 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

The iron gate within the front wall shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

10) UNI

Notwithstanding the approved drawings the window proportions in the 'gatehouse' extension shall be of similar proportions to those within the existing properties in Princes Road. All new windows in the 'gatehouse' extension shall be painted softwood and shall be retained as such. No works shall take place until full details of the windows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and 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.

11) UNI

No works shall take place until full details of the door within the south east

elevation of the 'gatehouse' extension shown on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. The door and surround shall be painted softwood and the scheme shall be carried out in accordance with the approved details and retained as such.

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

12) UNI

No development shall take place until protection measures for the TPO Horse Chestnut tree at the entrance to the site set out in the tree report submitted 16 January 2013 have been fully implemented. Once the measures are in place the Local Planning Authority shall be informed in writing no less than 14 days prior to development commencing on site. The development shall then be carried out in strict accordance with these protection measures.

Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites.

13) UNI

No development shall take place until full details of the ambulant stairs including railings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details 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 ensure a satisfactory appearance to the development and to comply with policies HO13 and QD1 of the Brighton & Hove Local Plan.

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. The scheme shall include tree planting to mitigate the trees which have been removed from the site previously.

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 commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

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

16) UNI

Notwithstanding the details shown in the approved plans, 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.

17) UNI

Notwithstanding the details shown in the approved plans, the development hereby permitted shall not be commenced until revised details of the proposed access lift and gatehouse have been submitted to and approved in writing by the Local Planning Authority. The revised details shall include a lift of a size which can contain the length of a standard cycle.

Reason: To ensure that cycle storage within the suite is accessible and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

18) UNI

No residential development shall commence until:

(a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design

Stage/Interim Report showing that the development will achieve Code level 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.

19) UNI

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

(a) a 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 app

20) UNI

No development approved by this permission shall be commenced until a

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

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

21) UNI

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

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

22) 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.

23) 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.

24) UNI

The development hereby permitted shall 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	101-P1		16/01/2013
Existing Elevations and Sections	102-P1		16/01/2013
Proposed Gatehouse Elevations	103-P1		16/01/2013
Proposed Lower Ground Floor Plan	104-P1		16/01/2013
Proposed Ground Floor Plan	105-P1		16/01/2013
Proposed First Floor Plan	106-P1		16/01/2013
Proposed Roof Plan	107-P1		16/01/2013
Proposed Elevations	108-P1		16/01/2013
Proposed Sections	109-P1		16/01/2013

Proposed Elevations and Sections	110-P1		16/01/2013
Proposed Elevations	111-P1		16/01/2013
Tree Report			16/01/2013
Site Investigation Report			16/01/2013
Planning Noise Assessment			10/04/2013

BH2013/00667

Site J Land East of Brighton Station New England Quarter Brighton

Application for Approval of Details Reserved by Condition 31a of application BH2012/01627.

Applicant: The Hyde Group
Officer: Maria Seale 292232
Approved on 19/08/13 DELEGATED

BH2013/00668

Site J Land East of Brighton Station New England Quarter Brighton

Application for Approval of Details Reserved by Condition 28 of permission BH2012/03999 as amended by BH2012/01627.

Applicant: The Hyde Group
Officer: Maria Seale 292232
Approved on 13/08/13 DELEGATED

BH2013/01027

49-50 Providence Place & 3-4 Ann Street Brighton

Application for approval of details reserved by conditions 3, 4, 5, 14, 18, 22 and 28 of application BH2010/02585.

Applicant: Facilitas
Officer: Jonathan Puplett 292525
Split Decision on 12/08/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 4, 5, 14, 18, 22, and 28 of application BH2012/04042 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 3 of application BH2012/04042 are NOT APPROVED.

2) UNI2

The material samples required by condition 3 have not been submitted.

BH2013/01237

15 Queen Square Brighton

Alterations to front entrance including extension of existing reception, installation of glass panels and removal of existing steps.

Applicant: Mr Graeme Vaughan
Officer: Sue Dubberley 293817
Approved on 12/08/13 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	No number		17 April 2013
Existing entrance	0100_EX01	A	17 April 2013
Proposed entrance	0100_DE01	A	17 April 2013
Proposed entrance	0100_DE02		17 April 2013

BH2013/01379

5 Roundhill Crescent Brighton

Internal alterations to layout of basement incorporating removal of shower room, new kitchen, relocation of boiler, installation of underfloor heating and associated alterations.

Applicant: Ms Katie Horvath

Officer: Louise Kent 292198

Approved on 09/08/13 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

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 work commencing.

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

3) UNI

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

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

4) UNI

No works shall commence until details of the proposed damp treatment have been submitted to and approved in writing by the Local Planning Authority, following further investigation.

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

5) UNI

No works shall take place until full details of the proposed new fireplace in the dining room have been submitted to 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.

6) UNI

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

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

7) UNI

No works shall take place until full details of the proposed architraves including 1:20 scale sample elevations and 1:1 scale profiles of the architraves 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.

8) UNI

The wall should be made good following the removal of the boiler flue to exactly match the remainder of the wall.

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

9) 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.

10) UNI

The replacement floor covering hereby approved should match the existing timber floorboards and shall be of the same width.

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

BH2013/01382

19 Crescent Road Brighton

Erection of single storey outbuilding to rear garden.

Applicant: Mr Tony Gammidge

Officer: Louise Kent 292198

Approved on 15/08/13 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
Location plan	1301 E01		2 May 2013
Block plan	1301 PL01		2 May 2013
Existing floor plans & elevation	1301 E02		2 May 2013
Existing sections	1301 E03		2 May 2013
Proposed garden room	1301 PL02		2 May 2013
Proposed second floor plan, front elevation & section	1301 PL03	Rev. A	12 June 2013
Roofing material details			12 June 2013

BH2013/01669

44 Orange Row Brighton

External alterations and alterations to layout of maisonette including extension to rear at second floor level, roof extensions to facilitate creation of mansard roof,

Report from: 08/08/13 to 28/08/13

loft conversion incorporating dormers to front and rear and other associated works.

Applicant: Mr Michael Rix-Martin
Officer: Jonathan Puplett 292525
Refused on 21/08/13 DELEGATED

1) UNI

The proposed extensions and mansard roof form would result in an inappropriate appearance, out of keeping with the adjoining terraced properties. The resulting appearance would be excessively large and bulky, overly prominent and incongruous. The proposed development would fail to preserve or enhance the character of the conservation area and the setting of the listed buildings in the vicinity of the application site. The proposed development is therefore contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan, and to the guidance set out in SPD12 'Design Guide for Extensions and Alterations'.

2) UNI2

The proposed rear extensions and roof extensions would have an overbearing and enclosing impact upon the occupiers of the adjoining properties to either side of the application property, and would result in these windows receiving reduced light levels. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01758

1-2 Marshalls Row Brighton

Installation of new shopfront.

Applicant: Specky Wren Opticians
Officer: Chris Swain 292178

Approved on 08/08/13 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			13 June 2013
Existing shop elevations			13 June 2013
Proposed shop elevations			13 June 2013
Existing and proposed cross section plan			13 June 2013
Proposed shop front section			13 June 2013

BH2013/01759

23B Baker Street Brighton

Demolition of existing retail unit (A1) and erection of retail (A1) at ground floor and residential flat at first floor.

Applicant: Mr Geoffrey Knowles
Officer: Chris Swain 292178

Refused on 21/08/13 DELEGATED

1) UNI

The proposed development, by reason of its height, bulk and close proximity to the adjoining property, No.83 Ditchling Road would result in an unneighbourly

form of development which would have an unacceptably dominant and overbearing impact, leading to an increased sense of enclosure and causing an adverse loss of daylight and sunlight to existing occupiers of this building. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2013/01772

31-33 Bath Street Brighton

Application for Approval of Details reserved by conditions 14, 18, 19, 21 and 28 of application BH2012/02147.

Applicant: Mr Ed Deedman

Officer: Wayne Nee 292132

Split Decision on 23/08/13 DELEGATED

1) UNI

The details pursuant to conditions 14, 21 and 28 of application BH2012/02147 and subject to full compliance with the submitted details.

1) UNI

The details in relation to condition 18 have not been approved as there is a lack of information regarding the propping of the retaining walls.

2) UNI2

The details in relation to condition 19 have not been approved as insufficient detail has been provided regarding the treatment of the retaining walls.

BH2013/01813

2 Foundry Street Brighton

Removal of pitched roof to existing single storey rear extension to enable the enlargement of the single storey extension with flat roof and formation of a Juliet balcony at the rear from the ground floor landing.

Applicant: Mrs Julia Wilde

Officer: Pete Campbell 292359

Approved on 19/08/13 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

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 new windows to the extension 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.

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
As existing ground, first and roof plans	179FS2/01		04/06/2013
As existing rear & side elevations, section and block and location plans	179FS2/02		04/06/2013
Proposed ground, first and roof plans	179FS2/03		04/06/2013
Proposed rear & side elevations, section, details and block and location plans	179FS2/04		04/06/2013

BH2013/01858

20 Vine Street Brighton

Creation of Juliette balcony to front elevation and roof terrace to the rear at the first floor level. Insertion of window to side and skylights to the rear at ground floor level.

Applicant: Mr J M Cairns

Officer: Andrew Huntley 292321

Refused on 21/08/13 DELEGATED

1) UNI

The new front window and projecting railings are poorly designed, contrary to the original design concept of the terrace and would have a visually incongruous appearance within the street scene. The proposals would erode the continuity of fenestration, which is a key design element, and would harm the character and appearance of the host property and that of the North Laine Conservation Area. The fact that the proposals would be publicly visible from Vine Street and Gloucester Road exacerbates the harm caused. Therefore, the proposal is contrary to Policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The extension to the wooden panelling between 20 Vine Street and 19b Gloucester Road on the northern side of the proposed roof terrace is poor in design terms and wrapping above and along the existing parapet wall would appear as a visually incongruous feature. In addition, the squat, square window on the northern elevation does not reflect the other windows on the property or the surrounding area by not creating a vertical emphasis. The design of the window is at odds with the period style of the property. Therefore, this aspect of the balcony and the side window would harm the character and appearance of the host property and the North Laine Conservation Area. The fact that this would be publicly visible from Gloucester Road exacerbates the harm caused. Therefore, the proposal is contrary to Policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

3) UNI3

The roof terrace at first floor level 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.

BH2013/01908

Unit 3 Brighton Station Queens Road Brighton

Internal alterations to create retail unit to unit 3 of east wing, with installation of external signage (Retrospective)

Applicant: WH Smith

Officer: Liz Arnold 291709

Refused on 16/08/13 DELEGATED

1) UNI

The application has failed to demonstrate that the works undertaken within Unit 3 have not had a detrimental impact on the character, architectural setting and significance of the Grade II* Listed Station, by virtue of the insufficient information submitted and the lack of justification provide for the departure from the scheme approved under application BH2013/02454. As such the Local Planning Authority is unable to fully assess the impacts that the works have had on the architectural and historic character and appearance of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/01916

Buckingham Lodge Buckingham Place Brighton

Rendering of existing brick panels on front and side elevations.

Applicant: Natterjack Construction Co Ltd

Officer: Chris Swain 292178

Approved on 23/08/13 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 brown brick pillars and downpipes to the front elevation and the raised brick and render panel to the side elevation shall be retained as existing and shall not be rendered.

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

3) UNI

Notwithstanding the submitted render sample, no development shall take place until a sample of the render to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4) UNI

The development hereby permitted shall 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	D.01		11 June 2013
Proposed elevations	0958-PA-012		11 June 2013

BH2013/01958

55 Lewes Road Brighton

Conversion of building to provide commercial unit (A1, A2 or A3) and studio flat with separate entrance on ground floor, extension of first floor and formation of

second floor to facilitate creation of two student accommodation blocks incorporating bicycle storage.

Applicant: M&G Properties (Sussex) Ltd

Officer: Sue Dubberley 293817

Refused on 09/08/13 DELEGATED

1) UNI

The proposed purpose built student accommodation is not fully supported by either of the City's two Universities or any other existing educational establishment within Brighton & Hove. In the absence of such support it is considered that the proposal would have an unacceptable impact upon residential amenity in the surrounding area, especially with regards to increased noise and disturbance, due to the failure to submit a site specific management plan. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan and policy CP21 of the Brighton & Hove City Plan Part One.

2) UNI2

The applicant has failed to demonstrate that the ground floor studio would receive adequate levels of daylight/sunlight. The unit would also suffer from a poor outlook which would be further hampered by the proposed cycle parking area in front of the sole window to this unit resulting in a sense of enclosure. As such it is considered that the unit would provide a poor standard of accommodation harmful to the amenity of future occupiers. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed layout of the accommodation, with the communal living areas including opening windows located at close proximity to the rear windows of number 2 Caledonian Road would have an adverse impact on neighbouring amenity by way of adverse noise disturbance contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed grey panels to the front and side elevations are considered to relate poorly to the more traditional design of the scheme. This element is considered harmful in relation to the design context of the street scene of both Lewes Road and Caledonian Road. The development therefore fails to achieve an acceptable standard of design causing harm to the character of the street scene contrary to policy QD1 and QD2 of the Brighton & Hove Local Plan.

5) UNI5

The applicant has failed to demonstrate that the proposed refuse and recycling store is of adequate size to serve the development. Its location on the boundary with No.2 Caledonian Road is considered to be unneighbourly and would have a harmful visual impact on the character of the street scene. As such the proposal is contrary to policies SU2, QD27, QD1 and QD2 of the Brighton & Hove Local Plan and PAN 05 on Design Guidance for the Storage and Collection of Recyclable Materials and Waste.

6) UNI6

A noise assessment has not been carried out, as is required to demonstrate the likely impact of traffic noise upon future occupiers of the proposed student accommodation. The applicant has therefore failed to demonstrate that future occupiers would enjoy an acceptable standard of accommodation. The proposed development is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI7

The applicant has failed to demonstrate that the required ventilation scheme necessary to address the air quality issues raised in the submitted Air Quality Assessment dated April 2013 would not result in visual harm to the appearance of the proposed building and the surrounding street scene. Therefore the scheme

does not demonstrate that it would accord with policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2013/01971

116 London Road Brighton

Change of use from retail (A1) to mixed use retail (A1) and laundrette (SG08).

Applicant: Salah Gobrial

Officer: Andrew Huntley 292321

Approved on 21/08/13 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
Location plan			13.06.2013
Existing Ground Floor Plan	116LR/01		03.07.2013
Proposed Ground Floor Plan	116LR/02		03.07.2013

BH2013/01992

The Royal Pavilion 4 - 5 Pavilion Buildings Brighton

Temporary maze on Royal Pavilion Eastern lawns from 4th July to 3rd September 2013, with adjoining ticket office and props within maze (retrospective).

Applicant: Laine Ltd

Officer: Sonia Gillam 292265

Refused on 21/08/13 DELEGATED

1) UNI

The maze is an unduly obstructive feature which fails to enhance the views of the Royal Pavilion and is considered to significantly harm the character and setting of the listed building and gardens, and the wider Valley Gardens conservation area. As such the development is contrary to policies HE1, HE3, HE6 and HE11 of the Brighton & Hove Local Plan.

BH2013/02087

Clifton Court Clifton Street Brighton

Conversion of ground floor car park to form 2no one bedroom residential units, with alterations to front and rear including new front entrance gate and landscaping.

Applicant: Mr Richard Burrows

Officer: Anthony Foster 294495

Approved on 22/08/13 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 and to comply

with policy HE6 of the Brighton & Hove Local Plan.

3) 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an EST Home Energy Report for both units has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 24 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.

6) UNI

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

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

7) UNI

No development shall take place until 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.

8) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plans	01		24/06/2013
Existing Floor Plans and Elevations	02		24/06/2013
Proposed Floor Plans and Elevations	03		24/06/2013
Existing Photos	04		24/06/2013
Existing Photos	05		24/06/2013

10) 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.

BH2013/02136

89-90 London Road Brighton

Application to extend time limit for implementation of previous approval BH2010/01649 for conversion of first and second storeys from ancillary storage for retail (A1) to 2no two bedroom flats with installation of new windows to rear.

Applicant: Johns Camping Int

Officer: Anthony Foster 294495

Approved on 19/08/13 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 approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) UNI

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

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

4) 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site, Block and Location Plans	100		28/05/2010
Existing Floor Plans	101		28/05/2010
Proposed Floor Plans	102		28/05/2010
Existing and Proposed Elevations and Sections	103		28/05/2010

6) UNI

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

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

BH2013/02182

7 Fenchurch Walk Brighton

Erection of single storey framed smoking shelter

Applicant: Sarah Danhard

Officer: Chris Swain 292178

Refused on 23/08/13 DELEGATED

1) UNI

The proposed structure by reason of its height, design, scale and materials would result in an overly dominant addition that relates poorly to the existing building. The unsympathetic design would be out of character with the coherent form of the building and would have a significantly detrimental impact upon the appearance and character of the building and the wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2013/02290

15 Shaftesbury Road Brighton

Erection of single storey rear extension.

Applicant: Mr James Evans

Officer: Pete Campbell 292359

Refused on 28/08/13 DELEGATED

1) UNI

The proposed extension by virtue of its uncomplimentary design and form would be an overly dominant addition, detrimental to the visual appearance and character of the property and the terrace as a whole. The application is thereby contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 12 - 'Design guide for extensions and alterations'.

WITHDEAN

BH2013/00491

Westview Cornwall Gardens Brighton

Extensions and alterations to existing chalet bungalow to form a two storey house.

Applicant: Mr & Mrs Anderson

Officer: Robert McNicol 292322

Approved on 14/08/13 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

No development shall commence until an Arboricultural Method Statement, which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the, has been submitted to and approved by the Local Planning Authority. The statement shall be in accordance with BS 5837 (2005) 'Trees in Relation Design, Demolition & 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.

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, existing block plan, street scene elevation and site plans	CGWRPO/01		14 February 2013
Existing ground and first floor plans	CGWRPO/02		14 February 2013
Existing front and rear elevations	CGWRPO/03		14 February 2013
Existing side elevations	CGWRPO/04		14 February 2013
Location plan, proposed block plan, street scene elevation and site plans	CGWRPO/05	A	20 June 2013
Proposed ground and first floor plans	CGWRPO/06	A	20 June 2013
Proposed front and rear elevations	CGWRPO/07	A	20 June 2013
Proposed side elevations	CGWRPO/08	A	20 June 2013

BH2013/00626

Land West of Redhill Close Brighton

Reserved Matters application pursuant to outline permission BH2010/00692 for 31 dwellings (0.62ha) with public open space (2.11ha) and approval of reserved matters for layout, access and landscaping.

Applicant: Bellway Homes (South East) Ltd

Officer: Guy Everest 293334

Approved on 12/08/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	L01	PL2	23/05/2013
Topographical Survey	L02	PL1	22/05/2013
Proposed Site Layout & Public Open Space	S01	PL4	14/06/2013
Proposed Site Layout	S02	PL7	14/06/2013
Roof Plan	S03	PL3	06/06/2013
Site Plan Overlay with Outline Application	S04	PL4	14/06/2013
Street Scenes	S05	PL4	23/05/2013
Boundary Details (plan)	BD01	PL3	06/06/2013
Boundary Details (elevations)	BD02	PL1	22/02/2013
Flat Block 1 - North & South Elevations	FE_101	PL5	23/05/2013
Flat Block 1 - East & West Elevations & Sections	FE_102	PL5	23/05/2013
Flat Block 2 - North & South Elevations	FE_201	PL6	23/05/2013
Flat Block 2 - North & South Elevations	FE_202	PL6	23/05/2013
Flat Block 1 (floorplans)	FP01-A	PL4	23/05/2013
Flat Block 1 (roofplan)	FP01-B	PL4	23/05/2013
Flat Block 2 (floorplans)	FP02-A	PL5	23/05/2013
Flat Block 1 (roofplan)	FP02-B	PL5	23/05/2013
House Type 1A & 1D Elevations	HE01-A	PL5	23/05/2013
House Type 1B	HE01-B	PL5	23/05/2013
House Type 1C & 1A Elevations	HE01-C	PL5	23/05/2013
House Type 2 Elevations & Section	HE02	PL5	23/05/2013
House Type 3 Front & Rear Elevations	HE03-A	PL5	23/05/2013
House Type 3 Side Elevations & Sections	HE03-B	PL5	23/05/2013
House Type 4 Elevations & Section	HE_04	PL5	23/05/2013
House Type 1A (floorplans)	HP01-A	PL3	23/05/2013
House Type 1B (floorplans)	HP01-B	PL3	23/05/2013
House Type 1C (floorplans)	HP01-C	PL3	23/05/2013
House Type 1D (floorplans)	HP01-D	PL3	23/05/2013
House Types 1A-1D Sections	HS01	PL1	22/02/2013
House Type 2 (floorplans)	HP02	PL3	23/05/2013
House Type 3A (floorplans)	HP03-A	PL2	23/05/2013
House Type 3B (floorplans)	HP03-B	PL2	23/05/2013
House Type 3C (floorplans)	HP03-C	PL2	23/05/2013
House Type 4A (floorplans)	HP04-A	PL2	23/05/2013
House Type 4B (floorplans)	HP04-B	PL2	23/05

BH2013/01520

Land West Of Redhill Close Westdene Brighton

Non material amendment to BH2010/00692 to replace the approved tree survey report and plan ref 09/105 rev:10 with the tree survey report and arboricultural impact assessment plan ref SJA A1A 12103-04

Report from: 08/08/13 to 28/08/13

Applicant: Bellway Homes (South East) Ltd

Officer: Guy Everest 293334

Approved on 13/08/13 DELEGATED

BH2013/01783

63 Surrenden Road Brighton

External alterations and refurbishment incorporating two storey rear extension with raised terrace and steps to garden level, replacement windows and doors, erection of a detached garage at rear of garden, landscaping and other associated works. (Part Retrospective)

Applicant: Mr Sean McGovern

Officer: Adrian Smith 290478

Approved on 08/08/13 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 and block plan	0747-PA-001		03/06/2013
Existing floor plans	0747-PA-002		03/06/2013
	0747-PA-003		03/06/2013
Existing elevations and section	0747-PA-005		03/06/2013
	0747-PA-006		03/06/2013
	0747-PA-007		03/06/2013
Proposed site plan, floor plans and roof plan	0747-PA-020	A	13/06/2013
	0747-PA-0100		03/06/2013
	0747-PA-11		03/06/2013
	0747-PA-12		03/06/2013
Proposed elevations and section	0747-PA-15		03/06/2013
	0747-PA-16		03/06/2013
	0747-PA-18		03/06/2013
Proposed materials	0747-PA-I20		29/07/2013

2) UNI

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

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

3) UNI

All trees to be retained as part of the development shall be protected with fences in accordance with BS5837 (2012) for the duration of the approved works and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

4) UNI

All new and replacement windows within the existing building (with the exception of the glass block windows proposed in the southern side elevation) shall be painted timber and shall be retained as such.

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

5) UNI

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.

BH2013/01833

9 The Beeches Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 6, and 7 of application BH2012/03681.

Applicant: Mr Santino Sarri

Officer: Helen Hobbs 293335

Split Decision on 20/08/13 DELEGATED

1) UNI

The details pursuant to conditions 3, 4, and 7 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 6 for the reason(s) set out below.

1. Insufficient information has been submitted to demonstrate compliance with condition 6 and as such the requirements of condition 6 have not been met, contrary to policies QD1 and QD16 of the Brighton & Hove Local Plan.

BH2013/01891

254A Dyke Road Brighton

Loft conversion to first floor flat incorporating front, side and rear rooflights.

Applicant: Ms Helene Smith

Officer: Robert McNicol 292322

Approved on 12/08/13 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 plans, block plan and site location plan	124/(20)001	A	21 June 2013
Proposed plans, block plan and site location plan	124/(21)001	A	24 July 2013
Existing elevations	124/(30)001		10 June 2013
Proposed elevations	124/(31)001	B	5 August 2013

BH2013/02019

254 Dyke Road Brighton

Demolition of existing conservatory and erection of single storey rear extensions with associated works.

Applicant: Mrs Janet Wright

Officer: Mark Thomas 292336

Approved on 16/08/13 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

The development hereby permitted shall 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	-	-	19 June 2013
Existing plans, elevations and section	1079/01	-	19 June 2013
Proposed plans, elevations and section	1079/02	-	19 June 2013

BH2013/02033

8 Withdean Crescent Brighton

Erection of single storey front extension, porch, greenhouse and insertion of 2no rooflights.

Applicant: Mr Andrew Higginson

Officer: Helen Hobbs 293335

Approved on 09/08/13 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 and block plan	374/P1	A	8th August 2013
Existing ground floor plan	374/P2		14th June 2013
Existing floor plan	374/P3		14th June 2013
Existing roof plan	374/P4		14th June 2013
Existing elevation	374/P5		14th June 2013
Proposed ground floor plan	374/P6	A	8th August 2013

Report from: 08/08/13 to 28/08/13

Proposed first floor plan	374/P7	A	8th August 2013
Proposed roof plan	374/P8	A	8th August 2013
Proposed elevations	374/P9	A	8th August 2013
Proposed elevations	374/P10	A	8th August 2013

BH2013/02073

3 Shepherds Croft Brighton

Demolition of existing rear extension and erection of part two storey part three storey (including basement) extension at rear.

Applicant: Mr Richard Way

Officer: Christopher Wright 292097

Refused on 13/08/13 DELEGATED

1) UNI

The proposed extensions would, by reason of the siting, scale, form and design, have an unduly dominant, unsympathetic and discordant appearance in relation to the property to be extended, to the detriment of visual amenity, character and layout of the original dwellinghouse giving the property an overextended appearance whilst causing harm to the character of the street scene. As such the proposal is contrary to the requirements of policies QD1 and QD14 of the Brighton & Hove Local Plan 2005 and SPD12: Design Guide for Extensions and Alterations.

2) UNI2

The raised veranda platform across the rear of the extension would, by reason of the height and the siting, lead to the overlooking of neighbouring properties and a consequent loss of privacy, to the detriment of residential amenity. As such the proposed development is contrary to the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The first floor level extension proposed would, by reason of the height, scale, bulk, massing and siting, have an unduly dominant and overbearing impact upon occupiers of number 5 Shepherds Croft, to the detriment of residential amenity. The proposal thereby conflicts with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2013/02088

57 Friar Road Brighton

Certificate of lawfulness proposed for loft conversion incorporating rooflights at front, side and rear and the erection of a ground floor rear extension.

Applicant: Mr & Mrs Gardner

Officer: Helen Hobbs 293335

Refused on 22/08/13 DELEGATED

1) UNI

Due to the proposed extension being projecting from an original side wall and having a width greater than the half the width of the original dwellinghouse and as the extension would project further than 3 metres from the original rear elevation, the development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

Due to the side rooflight would not being obscure glazed the development is not permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995.

BH2013/02120

First & Second Floors 205A Preston Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 1no two bed flat and 1no one bed flat.

Applicant: Sussex Heritage Properties Limited

Officer: Christopher Wright 292097

Prior approval not required on 19/08/13 DELEGATED

BH2013/02161

120 Eldred Avenue Brighton

Erection of garden store incorporating roof terrace and balustrade above and the formation of steps and flanking wall between the terrace and rear garden (Part retrospective).

Applicant: Mr Nigel Collins

Officer: Mark Thomas 292336

Refused on 22/08/13 DELEGATED

1) UNI

The balcony/terrace provides for a large area of sitting/standing out space which has potential to result in significant noise and disturbance to nearby properties, and in particular no. 118 Eldred Avenue, the neighbouring property to the south. As such the development is considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension in combination with the attached staircase and associated wall and balustrade, by virtue of its overall protrusion, height of the wall, provision of a glazed balustrade and the rendered finish of the staircase represents a bulky and incongruous addition, which relates poorly to the recipient property and results in a cluttered and overextended rear elevation. As such the development is of significant detriment to the character and appearance of the recipient property and the locality contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/02169

38A Millers Road Brighton

Prior approval for change of use from office (B1) to residential (C3) to form a three bed maisonette.

Applicant: Ms Lena Johansson

Officer: Christopher Wright 292097

Prior approval not required on 22/08/13 DELEGATED

BH2013/02170

2 Compton Road Brighton

Prior approval for change of use from office (B1) to residential (C3) to form a one bed maisonette.

Applicant: Ms Lena Johansson

Officer: Christopher Wright 292097

Prior approval not required on 22/08/13 DELEGATED

BH2013/02173

Ash House 26 Tongdean Lane Brighton

Prior approval for change of use from office (B1) to residential (C3).

Applicant: Mr Barry Hills

Officer: Christopher Wright 292097

Prior approval not required on 22/08/13 DELEGATED

BH2013/02246

52 Windmill Drive Brighton

Alterations and remodelling of existing dwelling including raising of the ridge height, roof extensions and creation of car port to create 2 storey house with other associated works.

Applicant: Mr P Mullen

Officer: Steven Lewis 290480

Approved on 23/08/13 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 details of screening to serve both side perimeters of the balcony (North East and South West facing) shall be submitted and approved in writing by the local planning authority. The screening shall be obscure glazed/ or solid and shall be implemented in accordance with the approved details prior to the balcony being first brought into use and thereafter retained.

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

3) 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: As insufficient information has been submitted to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until detailed sections of the hereby approved development have been submitted to and approved in writing by the Local Planning Authority. The sections shall include details of windows and doors and their cills, eaves, thresholds and steps. Development shall be carried out in accordance with the approved details.

Reason: As insufficient information has been submitted to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	01/07/2013
Block Plan	-	-	01/07/2013
Existing Plans	13/829/01	-	01/07/2013
Proposed Plans	13/829/02	C	29/07/2013

6) UNI

The first floor level windows to the east and western elevation of the development hereby permitted shall be obscure glazed and, 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, non-opening. The windows shall thereafter be

permanently retained as such.

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

BH2013/02337

39 Westdene Drive Brighton

Certificate of lawfulness for proposed loft conversion incorporating full width rear dormer and rooflights to front and side elevations.

Applicant: Mr Louie Rix-Martin

Officer: Robert McNicol 292322

Approved on 12/08/13 DELEGATED

EAST BRIGHTON

BH2013/01521

Yellowave Beach Sports Venue 299 Madeira Drive Brighton

Erection of single storey pavilion to South of site incorporating pergola connecting to existing South East building.

Applicant: Yellowave Beach Sports Venue

Officer: Anthony Foster 294495

Approved on 16/08/13 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 roof of the proposed development shall match that of the roof of the existing clubhouse and retained as such thereafter.

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 use hereby permitted shall not be open to customers except between the hours of 10:00 and 22:00 on Mondays to Sundays, including 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

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	A.01		05/07/2013
Existing Plan	A.02		22/05/2013
Existing Elevations	A.03		22/05/2013
Site Images	A.03		12/05/2013
Proposed Plan	D.01		14/05/2013
Proposed Plan	D.02		14/05/2013
Proposed Elevations	D.03		14/05/2013
Proposed Elevations	D.04		14/05/2013
Visual as Seen From Site Entrance	D.10		14/05/2013
Visuals	D.11		14/05/2013
Proposed Block Plan	D.12		14/05/2013

Report from: 08/08/13 to 28/08/13

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 policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2013/01613

Land North East of Pavilion East Brighton park Wilson Avenue Brighton

Application for Approval of Details Reserved by conditions 6 and 8 of application BH2011/01495.

Applicant: Brighton College

Officer: Sue Dubberley 293817

Approved on 19/08/13 DELEGATED

BH2013/01793

Total Convenience Stores 236 Eastern Road Brighton

Display of internally illuminated ATM surround.

Applicant: Bank Machine Ltd

Officer: Wayne Nee 292132

Approved on 09/08/13 DELEGATED

1) UNI

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) UNI

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) UNI

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) UNI

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.

5) UNI

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) UNI

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) UNI

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.

BH2013/01794

Total Convenience Stores 236 Eastern Road Brighton

Installation of ATM, receipt bin and 2no security bollards to front elevation.

Applicant: Bank Machine Ltd

Officer: Wayne Nee 292132

Approved on 09/08/13 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
Plans and elevations	E009164/2	02	03 June 2013
Frontage details	NW0295		03 June 2013
External security wall construction	n/a		03 June 2013
Receipt bin	NW0187/00	01	03 June 2013
Standard bollard	NW0089/00	01	03 June 2013
Site plan	n/a		03 June 2013
Block plan	n/a		03 June 2013

BH2013/01976

2 Chichester Place Brighton

Replacement of wooden shed in garden.

Applicant: Ms Juliette Wright

Officer: Wayne Nee 292132

Approved on 22/08/13 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 ground floor	12838/010	A	26 June 2013
Proposed ground floor	12838/010	A	17 June 2013
Visual of shed	01	A	17 June 2013
Elevations	02	A	17 June 2013
Plan	03	A	17 June 2013
Details	04	A	17 June 2013
Site plan	12843/001		17 June 2013
Design access and heritage statement	12843/2.1		27 June 2013

BH2013/02028

Sussex Square Service Station 236 Eastern Road Brighton

Display of internally illuminated site identification sign (retrospective).

Applicant: Rontec Service Stations IA Ltd

Officer: Wayne Nee 292132

Refused on 20/08/13 DELEGATED

1) UNI

The proposed illuminated site identification sign, in combination with previously approved scheme for a site identification sign and the existing advertisements on the site, would result in a proliferation of signage and would have a cluttered appearance that would be detrimental to the visual amenities of the locality. The proposal would therefore be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements.

BH2013/02285

Brighton & Sussex University Hospitals NHS Trust St. Marys Hall Eastern Road Brighton

Application for approval of details reserved by condition 2 of application BH2013/00569.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 27/08/13 DELEGATED

BH2013/02376

51 Upper Abbey 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 4.55m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.70m.

Applicant: Mr Nathan Eames

Officer: Chris Swain 292178

Prior approval not required on 19/08/13 DELEGATED

HANOVER & ELM GROVE

BH2013/00097

243 Hartington Road Brighton

Application for Approval of Details Reserved by conditions 6, 7, 8, 9, 10 and 11 of application BH2012/00173.

Applicant: Mr M Knight

Officer: Jonathan Puplett 292525

Split Decision on 12/08/13 DELEGATED

1) UNI

APPROVE the details pursuant to condition 6 of application BH2012/00173 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 7, 8, 9, 10 and 11 of application BH2012/00173 are NOT APPROVED for the reason(s) set out in section 10.

2) UNI2

1.The details required by conditions 7, 8, 9, 10 and 11 of application ref. BH2012/00173 have not been submitted.

BH2013/01775

46 Lynton Street Brighton

Erection of single storey side and rear extension.

Applicant: Miss L Golding

Officer: Andrew Huntley 292321

Refused on 12/08/13 DELEGATED

1) UNI

The proposed side/rear extension, by virtue of its design, size and roof form would result in a visually intrusive and awkward addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property an the wider area. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The proposed extension, by reason of its height, depth and proximity to the boundary, would have a detrimental impact on the residential amenity of number 44 Lynton Street by way of daylight/sunlight and outlook. The proposal is therefore contrary to Policy QD27 of the Brighton & Hove Local Plan.

BH2013/01828

Top Floor Flat 11 Gladstone Terrace Brighton

Loft conversion incorporating 1no rooflight to the front and 2no rooflights to the rear.

Applicant: Mr Jeremy Washington

Officer: Andrew Huntley 292321

Approved on 15/08/13 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 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 QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			03.06.2013
Block Plan			03.06.2013
Existing and Proposed Elevations	10A		03.06.2013

Existing and Proposed 2nd and 3rd Floor Plans	9A		03.06.2013
Existing Basement, Ground and First Floor Plans	8		03.06.2013

BH2013/01946

126 Lewes Road Brighton

Application for variation of condition 9 of application BH2011/02115 (conversion of basement storage area to form 1no one bedroom flat) to allow minor material amendments.

Applicant: James Summers

Officer: Louise Kent 292198

Approved on 19/08/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & block plans			15 July 2011
Railing detail			12 June 2013
Entrance to flat layout plan	R.B.1		26 June 2013
Proposed south elevation railings	R.B.2		26 June 2013
Proposed front elevation railings	R.B.3		26 June 2013
Proposed north elevation railings	R.B.4		26 June 2013
Plans & elevations			12 June 2013
Existing floor plans and elevations	320-11 PL 1	Rev 1	22 July 2011
Proposed floor plans and elevations	320/11 PL 2	Rev 2	20 November 2012

2) UNI

The development shall be carried out in strict accordance with the approved sustainability details approved under application BH2012/00476 on 11/04/2012.

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.

3) 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.

4) UNI

Notwithstanding the details shown on the approved plan (320-11 PL 2 revision 2 received 20 November 2012 under planning application BH2012/02771) the front railings to enclose the front stairwell hereby permitted shall be carried out in accordance with 'Railing detail' plan received 12 June 2013 and drawing numbers R.B.1, R.B.2, R.B.3 and R.B.4 received 26 June 2013 and shall be painted black

within 2 weeks of their erection and shall be retained as such.

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

5) UNI

The development shall be carried out in strict accordance with the approved soundproofing details approved under application BH2012/03265 on 29/11/2012 and thereafter be retained as such.

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

6) UNI

The development shall be carried out in strict accordance with the approved sustainability details approved under application BH2012/00476 on 11/04/2012.

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

7) UNI

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

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

BH2013/02045

38 Lynton Street Brighton

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

Applicant: Mr Ian Teasdale

Officer: Andrew Huntley 292321

Approved on 28/08/13 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

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

Reason: The Local Planning Authority considers that in conjunction with a C4 use, further development, which may be permitted development if the property were in C3 use, could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall 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 Survey Drawing	0212.01		17.06.2013
Site and Location Plan	0212.02		17.06.2013

BH2013/02347

30 De Montfort Road Brighton

Certificate of Lawfulness for proposed increase in height of existing rear dormer on east elevation at 2nd floor level.

Applicant: Ed Collinson

Officer: Liz Arnold 291709

Approved on 19/08/13 DELEGATED

HOLLINGDEAN & STANMER

BH2012/03615

Varley Park Coldean Lane Brighton

Application for Approval of Details Reserved by Conditions 28, 30, 31, 32, 33, 35 and 36 of application BH2010/00235.

Applicant: Mr Neil Humphreys

Officer: Anthony Foster 294495

Approved on 09/08/13 DELEGATED

BH2012/03672

Varley Hall of Residence Coldean Lane Brighton

Application for Approval of Details Reserved by Conditions 37 and 38 of application BH2010/00235.

Applicant: Mr Neil Humphreys

Officer: Anthony Foster 294495

Approved on 09/08/13 DELEGATED

BH2013/00091

Former Esso Petrol Station Hollingdean Road Brighton

Application for approval of details reserved by condition 25 of application BH2011/03515.

Applicant: Mr Richard Hill

Officer: Jonathan Puplett 292525

Refused on 12/08/13 DELEGATED

BH2013/00948

Former Esso Petrol Station Hollingdean Road Brighton

Application for approval of details reserved by conditions 14, 17 and 26 of application BH2011/03515.

Applicant: Southern Primary Housing Limited

Officer: Jonathan Puplett 292525

Refused on 12/08/13 DELEGATED

BH2013/01420

Former Esso petrol filling station Hollingdean Road Brighton

Application for Approval of Details Reserved by Condition 7 of application BH2011/03515.

Applicant: Mr Richard Hill

Officer: Jonathan Puplett 292525

Approved on 12/08/13 DELEGATED

BH2013/01589**University of Brighton Watts Building Lewes Road Brighton**

Installation of window to south elevation at first floor level.

Applicant: University of Brighton

Officer: Louise Kent 292198

Approved on 08/08/13 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 first floor plan	W2013_0001		16 May 2013
Proposed first floor plan	W2013_0002	Amendment	4 July 2013
Site location plan	W2013_0003		16 May 2013
Existing south elevation	W2013_0004		16 May 2013
Proposed south elevation	W2013_0005	Amendment	4 July 2013
CGI photos and floor plans		Amendment	11 June 2013
Existing façade of Watts Bld	Photograph		4 July 2013

BH2013/01729**108 Brentwood Road Brighton**

Installation of handrails to exterior of building and to path to side and rear elevations (Retrospective).

Applicant: Affinity Sutton

Officer: Chris Swain 292178

Approved on 09/08/13 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 location plan			14 June 2013
Block plan	FSF/13/135		14 June 2013
Annotated site photographs as existing (3 sheets)			28 May 2013
Annotated site photographs as installed (10 sheets)			28 May 2013
Annotated site photographs as installed with hand rails marked (3 sheets)			28 May 2013

BH2013/02219**Veolia Environmental Services South Down Ltd Hollingdean Lane Brighton**

Application for variation of conditions 3 and 4 (relate to opening hours), 5 and 6 (relate to HGV movements) and removal of condition 21 of application BH2011/03179 (Original application number BH2006/00900) to allow operational changes to the Materials Recovery Facility (MRF) and Waste Transfer Station

(WTS), including 0700 - 2200 opening of the MRF and WTS Monday to Sunday including Bank Holidays and 0630 - 2200 for HGV movements Monday to Sunday including Bank Holidays.

Applicant: Veolia ES (South Downs) Ltd

Officer: Anthony Foster 294495

Approved on 16/08/13 COMMITTEE

1) UNI

The materials recovery facility and waste transfer station hereby permitted shall not exceed a combined recyclable materials and waste throughput capacity of more than 160,000 tonnes per annum and annual monitoring evidence shall be submitted to demonstrate this, and to demonstrate that the associated vehicular trips do not exceed the total stated in the Transport Assessment as approved by the Local Planning Authority under Planning reference BH2006/00900 dated 19/06/2006.

Reason: The Environmental Statement submitted with the application is based on this throughput and the Local Planning Authority would wish to maintain control over future operation of the site in the interests of amenity and traffic management, to comply with policies QD27 and TR1 of the Brighton & Hove Local Plan and WMP18, WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals 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 Location Plan	LP1		20/03/2006
Red Line Plan	RL1		20/03/2006
Site Plan	51115_Holl_M RFTWS (01)	3	20/03/2006
MRF Elevations & Sections	051115_Holl_ MRFWTS (02-01)	0	20/03/2006
WTS Elevations & Sections	1115_Holl_MR FWTS (02-02)	0	20/03/2006
Office/Education Centre Building Floor plans Facades	051115_Hol_O ffices (03)	4	02/06/2006
Gatehouse	051115_Holl_ MRFWTS (04)	3	20/03/2006
Construction Typical Details	051115_Detail s(05)	3	20/03/2006
MRF Drive Through	051115_MRF (06)	3	20/03/2006
WTS HGV Circulation Path	051122_Holl_ Circulation (07)	0	20/03/2006
MRF HGV Circulation Path	051122_Holl_ Circulation (08)	0	20/03/2006
Sections through western embankment	51123_elev_la nd (11)	0	20/03/2006
Sections through Hollingdean lane cottage	051126_Holl_c ottage (12)	0	20/03/2006
Schematic Drainage Layout	11650_ENV_0		20/03/2006

	01 Rev C		
Tree Removal Plan	157812M/LA/S K/003 Rev B		20/03/2006
Planting Plan	157812M/LA/S K/004 Rev C		20/03/2006
ACM Dragonfly Section detail	LD1		19/10/2011
Red Line Plan	RL1		05/07/2013

3) UNI

The processing of recyclable materials within the Materials Recovery Facility building shall only occur between the hours of 0700 to 2200 Monday to Sunday including Bank Holidays. No operations shall take place on Christmas or Boxing Day unless first agreed in writing by the Local Planning Authority. Internal start-up and shut-down operations within the Materials Recovery Facility building shall not extend beyond 30 minutes either side of these hours

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

4) UNI

Operations or activities authorised by the permission and associated with the operation of the waste transfer station shall only carried out between the hours of 0700 - 2200 Monday to Sunday including Bank Holidays. The only operations that will take place on Christmas Day and Boxing Day are the tipping of waste from street cleansing and litter collection. No other operations shall take place on Christmas Day or Boxing Day unless first agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

5) UNI

Unless first agreed by the Local Planning Authority all HGV movements for the importation or export of waste and recyclable materials shall only be carried out between the following hours: 0630 - 2200 Monday to Sunday including Bank Holidays. The following further restrictions shall apply:

- (i) Street cleansing waste and litter will only be tipped between the hours of 2200 and 0630 where required to meet operational needs for major events and festivals, and only with prior written consent from the Local Planning Authority.
- (ii) Between the hours of 1900 - 2200 Monday to Sunday only a maximum of 8 HGVs per day shall visit the site
- (iii) There shall be no HGV movements for the importation or export of waste and recyclable materials on Christmas Day and Boxing Day (with the exception of waste from street cleansing and litter collection).

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WMP18, WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

6) UNI

Noise associated with fixed plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1m from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the

guidance provided in BS 4142:1997.

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

7) UNI

No vehicles or machinery required for the operation of facilities in control of the operator of the development shall be used on site unless fitted with silencers maintained in accordance with the manufacturers' recommendations and specification.

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan and WLP1 and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

8) UNI

All vehicle access doors to the Waste Transfer Station and Materials Recovery Facility shall remain closed except to enable the ingress and egress of vehicles.

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

9) UNI

No materials shall be burnt on site.

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU9 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

10) UNI

All loading, unloading, sorting and bulking activities shall occur within the Waste Transfer Station and Materials Recovery Facility buildings and no waste material shall be stored or tipped on to the ground for storage purposes, sorting or loading onto skips outside the buildings.

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, including visual amenity, to comply with policies QD27, SU9, SU10 and QD1 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

11) UNI

Unless otherwise agreed in writing, the scheme for the suppression of dust and odour from the operations shall be carried out in accordance with the details approved by Local Planning Authority by letter dated 18 February 2008 and retained as such thereafter.

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27 and SU9 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

12) UNI

Any trees, shrubs or hedges planted in accordance with the details approved by Local Planning Authority by letter dated 6 May 2008 which are removed, die, become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Reason: To ensure there is satisfactory landscaping and highway provision to serve the development in the interests of visual amenity and to prevent

pedestrian/vehicular conflict and enhance ecology, to comply with policies QD1, QD15, QD16, QD17 TR1, TR7 and TR8 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

13) UNI

No trees, shrubs or hedges within the site, in accordance with the details as approved by the Local Planning Authority under Application reference BH2006/00900 dated 19 June 2006, which are shown as being retained, shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure there is satisfactory landscaping to serve the development in the interests of visual amenity and to enhance ecology, to comply with policies QD1, QD15, QD16 and QD17 of the Brighton & Hove Local Plan and WMP23a, WMP25 and WMP27 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

14) UNI

Any plants planted in relation to the "green roof", in accordance with the details approved by Local Planning Authority by letter dated 5 March 2007, that die or become severely damaged or seriously diseased within 5 years of planting shall be replaced with those of a similar species.

Reason: To enhance and integrate nature conservation features within the site, in accordance with policy QD17 of the Brighton & Hove Local Plan and WMP23a, WMP25 and WMP27 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

15) UNI

Any plants planted in relation to the "green wall" in accordance with the details approved by Local Planning Authority by letter dated 6 May 2008, that die that die or become severely damaged or seriously diseased within 5 years of planting shall be replaced with a similar species.

Reason: To enhance and integrate nature conservation features within the site, and to give visual interest and soften the appearance of the development, in accordance with policies QD1, QD5 and QD17 of the Brighton & Hove Local Plan and WMP23a, WMP25 and WMP27 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

16) UNI

The public art display shall be permanently retained as such thereafter.

Reason: To give visual interest and soften the appearance of the development and to partly meet the demand for public art within the scheme, in accordance with policies QD1, QD5 and QD6 of the Brighton & Hove Local Plan and WLP1, WLP35, WLP39 and WLP40 of the East Sussex and Brighton & Hove Waste Local Plan.

17) UNI

All areas where waste is stored, handled or transferred shall be underlain by impervious hardstanding with dedicated drainage to a foul sewer or sealed tank.

Reason: To prevent pollution of the water environment to comply with policy SU3 of the Brighton & Hove Local Plan and WMP23a, WMP25 and WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

18) UNI

Prior to being discharged into any watercourse, surface water sewer or soakaway all surface water drainage shall be passed through an oil bypass interceptor designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment and reduce flood risk to comply with policy SU3 of the Brighton & Hove Local Plan and WMP23a, WMP25 and WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

19) UNI

No soakaway shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater to comply with policy SU3 of the Brighton & Hove Local Plan and WMP23a, WMP25 and WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

20) UNI

No processed glass recyclate shall be loaded and removed from the site on a Saturday or Sunday

Reason: To protect the amenity of the occupiers of nearby residential properties and the amenity of the locality in general, to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan."

21) UNI

Upon first arrival at the waste transfer station building, residual waste stored within the building shall not be stored for a period of longer than 72 hours unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity, to comply with policy QD27 of the Brighton & Hove Local Plan and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

MOULSECOOMB & BEVENDEAN

BH2013/01974

Brighton Aldridge Community Academy Lewes Road Brighton

Installation of 8 x 15m high floodlights to existing all weather sports pitch.

Applicant: Mr Richard Lines

Officer: Sue Dubberley 293817

Approved on 09/08/13 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 floodlighting hereby approved shall only be in use between the hours of 14:00 and 23:00 daily.

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

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 context	HED-1038-P-001		14 June 2013
Site location plan	HED-1038-P-002		14 June 2013
Site plan and elevation	HED-1038-P-003		14 June 2013
Elevations	HED-1038-P-003		14 June 2013

QUEEN'S PARK

BH2013/00251

9-11 Lower Promenade Madeira Drive Brighton

Change of use of retail and café (A1/A3) to two restaurants (A3) with shared kitchen, installation of new shop front, canopy, external seating areas and associated works.

Applicant: Mr Max Mazurenko

Officer: Sue Dubberley 293817

Approved on 19/08/13 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 use hereby permitted shall be open to customers between the hours of 08:00am and 11:00pm only, on a daily basis.

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

3) UNI

No intoxicating liquor shall be sold or supplied within the A3 units hereby approved except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 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	301	A	1 Feb 2013
Site block plan	302	A	1 Feb 2013
Proposed ductwork	301		7 Feb 2013
Existing and demolition plan	101		28 Jan 2013
Proposed plan	102	B	15 July 2013
Proposed detail sections and elevations	401	B	15 July 2013
Proposed plan	1102	B	15 July 2013
Existing and proposed elevations	1105	E	15 July 2013

Existing and demolition plan	1101	A	1 Feb 2013
Existing and proposed elevations	105	E	15 July 2013

BH2013/00320

25-28 St James's Street Brighton

Application for approval of details reserved by condition 10 of application BH2010/02012.

Applicant: Mr Gil Jackson

Officer: Jonathan Puplett 292525

Approved on 12/08/13 DELEGATED

BH2013/00321

25-28 St James's Street Brighton

Application for approval of details reserved by condition 11 of application BH2010/02012.

Applicant: Denne

Officer: Jonathan Puplett 292525

Approved on 12/08/13 DELEGATED

BH2013/00322

25-28 St James's Street Brighton

Application for approval of details reserved by condition 2 of application BH2010/02012.

Applicant: Mr Gil Jackson

Officer: Jonathan Puplett 292525

Approved on 12/08/13 DELEGATED

BH2013/00927

25-28 St James Street Brighton

Non Material Amendment to BH2010/02012 to front entrance lobby including single 13 person lift, front entrance on Dorset Gardens, omission of communal rooms and relocation of 2 no wheelchair units, repositioning of external wall to north-east corner of building at third floor level, amendment to parapet height, minor alterations to balconies windows and doors, replacement fire door, and alterations to photovoltaic panel arrangement at roof level.

Applicant: Denne Construction

Officer: Jonathan Puplett 292525

Approved on 12/08/13 DELEGATED

BH2013/01447

Essex Place Montague Street Brighton

Removal of brick balconies and enclosure with UPVC double glazed windows. Replacement of existing windows with UPVC double glazed windows to North and East elevations. Installation of insulated render cladding, new rising gas mains pipe work and associated external alterations.

Applicant: Mears Group Plc

Officer: Chris Swain 292178

Approved on 15/08/13 COMMITEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Site Plan	01		8 May 2013
Existing North Elevations & Returns	10		8 May 2013
Existing East & West Elevations	11		8 May 2013
Existing South Elevation	12		8 May 2013
Existing Roof Plan	13		8 May 2013
Proposed North Elevation & Returns	20	C	8 May 2013
Proposed East & West Elevations	21	B	8 May 2013
Proposed South Elevation	22	B	17 May 2013
Proposed Roof Plan	23		8 May 2013
Existing example floor plans	24	A	23 July 2013
Proposed example floor plans	25		23 July 2013
Window system	12-91 866W-O	C	17 May 2013
Window system	12-91 866W-Ox2	A	17 May 2013

3) UNI

No development shall take place until samples of the materials (including the joints between the render panels, the colour of render, paintwork and colourwash) to be used in external surfaces of the development and the proposed rainwater goods 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 & QD14 of the Brighton & Hove Local Plan.

4) UNI

A timetable for the enclosure of all the balconies hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in strict accordance with the approved timetable.

Reason: To ensure the satisfactory appearance of the building and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

5) UNI

No cables, wires, aerials, pipework, meter boxes or flues, except those as existing, shall be fixed to the elevations of the building.

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

6) UNI

The proposed replacement windows to the north and eastern elevations shall have the same method of opening as the existing windows. The windows to the eastern elevation shall be side hung and open outwards. The windows to the northern elevation shall be bottom hung and open inwards.

Reason: To safeguard the appearance of the building and the visual amenities of

the locality and to comply with policies QD1, HE6 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The hereby permitted external gas pipes will be painted to match the external cladding and shall be retained as such thereafter.

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

BH2013/01703

7 Rock Place Brighton

Relocation of air conditioning units to flat roof.

Applicant: Brighton Institute of Modern Music

Officer: Sue Dubberley 293817

Approved on 13/08/13 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

Noise associated with air conditioning units hereby approved 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. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 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	No number		22 May 2013
Location plan	No number		22 May 2013
Proposed roof plan	No number		22 May 2013
Proposed front elevation	No number		22 May 2013

BH2013/01830

12A Richmond Parade Brighton

Application to extend time limit for the implementation of previous approval BH2010/00156 for the demolition of existing two storey B1/B8 building. Construction of 4 storey building comprising workshop/studio in basement accessed from ground floor and 3 self contained flats on upper floors.

Applicant: Mr Ed Derby

Officer: Anthony Foster 294495

Approved on 08/08/13 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

Notwithstanding the details of the materials indicated on the submitted plans and

application form, a schedule of alternative materials, including samples, to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority before development commences. Revised elevations indicating a contrasting band of material to break up the expanse of blank cladding on the east and west elevations shall be submitted for approval. The information submitted should include details of the proposed green roof. Development shall be carried out in accordance with the approved details.

Reason: The materials to be used require further consideration to ensure a satisfactory appearance to the development as the materials indicated are considered inappropriate and incongruous to the character and appearance of the locality and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto the studio workspace hereby approved shall be used only for uses within Class B1 and for no other use.

Reason: To ensure the amenity of residential properties in the building are protected and to ensure a business use is retained on the site, in accordance with policies QD27 and EM6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority indicating measures to be taken to insulate the development against the transmission of noise from the studio workspace (such measures shall include the sound insulation of all units within the development from noise transmitted between them). No flats hereby permitted shall be occupied until the approved sound insulation scheme has been fully implemented.

Reason: To ensure the amenity of residential properties in the building are protected in accordance with policy QD27 of the Brighton and Hove Local Plan.

5) UNI

No development shall take place until a scheme for the suitable treatment of all plant and machinery associated with the studio workspace against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. No flats hereby permitted shall be occupied until the approved scheme has been fully implemented.

Reason: To ensure the amenity of residential properties in the building are protected in accordance with policy QD27 of the Brighton and 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

7) UNI

The studio workspace hereby approved shall not be open or in use except between the hours of 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturdays and not at any time on Sundays or Bank Holidays.

Reason: To ensure the amenity of residential properties in the building are protected in accordance with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) 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.

10) UNI

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

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code Level 3 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.

12) UNI

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

13) UNI

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

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

Plan Type	Reference	Version	Date Received
North elevation	301		03/11/2004
South elevation plans & existing building	302		03/11/2004
East Elevation	303		03/11/2004
West Elevation	304		03/11/2004
Planning	305		03/11/2004
Existing store plans			19/01/2005
Proposed Plan Extract First &	320		26/08/2010

Second Floor			
Proposed Contextual Elevation	321		26/08/2010

14) UNI

Notwithstanding the details on the approved plans, prior to commencement of the development, details relating to 1.8 metre high screens to be installed on the proposed balconies and roof terrace along the eastern boundary of the development are to be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be implemented in full before the balconies hereby approved are brought into use.

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.

BH2013/01832

Flat 1 144 Queens Park Road Brighton

Installation of replacement UPVC windows.

Applicant: Mr Farhad Movahedi

Officer: Sonia Gillam 292265

Approved on 23/08/13 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			18/06/2013
Product survey sheet			18/06/2013

BH2013/01883

24 Park Street Brighton

Erection of single storey extension to rear.

Applicant: Mrs Tara O'Neil

Officer: Andrew Huntley 292321

Approved on 12/08/13 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

The development hereby permitted shall 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 Ground and First Floor Plan and Block and Location Plans	200PS24/01		21.06.2013
Existing Side Elevations and Section B-B	200PS24/02		10.06.2013
Proposed Ground and First Floor Plans	200PS24/03		10.06.2013
Proposed Side Elevations and Section B-B	200PS24/04		10.06.2013
Existing and proposed Rear Elevation and Section A-A	200PS24/05		10.06.2013

BH2013/02146

175 Freshfield Road Brighton

Certificate of lawfulness for proposed erection of single storey rear extension, single storey side extension, creation of dormer to rear and installation of 3no rooflights to front.

Applicant: Mrs M Brierley
Officer: Sonia Gillam 292265

Refused on 12/08/13 DELEGATED

1) UNI

The development is not permitted development under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that the proposed rear and side infill extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres.

BH2013/02195

6 Rock Place Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2013/01232.

Applicant: Enterprise Inns PLC
Officer: Robin K Hodgetts 292366

Approved on 28/08/13 DELEGATED

BH2013/02202

10 St Georges Road Brighton

Display of internally illuminated hanging signs, ATM headers, lettering and non-illuminated internal and external vinyl overlays.

Applicant: Lloyds Banking Group
Officer: Sonia Gillam 292265

Approved on 22/08/13 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.

BH2013/02262

Flat 4 84 - 85 Marine Parade Brighton

Replacement of existing glazed timber windows and doors with double glazed timber windows and doors

Applicant: Mr Chris Tillbrook

Officer: Chris Swain 292178

Approved on 27/08/13 DELEGATED

1) BH01.05

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

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

2) UNI

All new joinery sections to windows and doors shall match existing exactly.

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

BH2013/02408

69 Richmond Street Brighton

Prior approval for the erection of a single storey rear extension, which would

extend beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.5m.

Applicant: Ms Jan O'Hare

Officer: Jonathan Puplett 292525

Prior Approval is required and is approved on 28/08/13 DELEGATED

ROTTINGDEAN COASTAL

BH2012/03676

Rear of 23 Falmer Road Rottingdean Brighton

Application for variation of condition 2 of previously approved application BH2010/03462 (Erection of single storey 2no bedroom detached dwelling house with associated parking and landscaping) to allow for minor material amendments.

Applicant: Mr Stuart Macrorie

Officer: Jonathan Puplett 292525

Approved on 13/08/13 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
Proposed Elevations	Fr23pro/07		24/06/2013
Proposed Elevations	Fr23pro/08		24/06/2013
Proposed Site Plan	Fr23pro/10		24/06/2013
Proposed Ground Floor Plan	Fr23pro/04	C	07/08/2013
Proposed First Floor Plan	Fr23pro/05	C	07/08/2013

2) UNI

Within three months of the date of the permission hereby approved, the ramp and raised deck along the northern side and the rear of the dwelling shown in the approved plans shall be installed and the development shall comply with Lifetime Homes Standards and shall be retained as such thereafter.

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

3) UNI

Within three months of the date of the permission hereby approved, a Final/Post Construction Code Certificate issued by an accreditation body confirming that the dwelling has achieved a Code for Sustainable Homes rating of Code level 4 shall be submitted to, and approved in writing by, the Local Planning Authority.

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

4) UNI

The roof level windows to the east and west facing gables of the dwelling hereby approved shall be obscure glazed and fixed shut and shall be retained as such thereafter.

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

5) UNI

No extension, enlargement, alteration or provision within the curtilage of the of

the dwellinghouse(s) 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: 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.

6) UNI

The refuse and recycling storage facilities indicated on the approved plans shall be 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.

7) 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.

8) 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.

9) UNI

The rooflights to the southern roofslope hereby approved shall be glazed using the 'SmartGlass' system detailed in the specification submitted on the 12th of January 2011, shall be installed and operational prior to occupation of the dwelling and shall be retained as such thereafter.

Reason: To reduce light pollution which could cause harm to bats, and to comply with policy QD18 of the Brighton & Hove Local Plan.

10) UNI

The cycle parking facilities approved under application ref. BH2011/02712 shall be fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

11) UNI

No external lighting shall be installed other than the lighting approved under application ref. BH2011/02712, unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To control light pollution which could cause harm to bats, to safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD18 QD25 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The bat roosts approved under application ref. BH2011/02712 shall be installed

and retained as such thereafter.

Reason: To ensure that the proposed bat voids are carried out, and to comply with policy QD18 of the Brighton & Hove Local Plan.

13) UNI

All planting, seeding or turfing comprised in the scheme of landscaping approved under application ref. BH2011/02712 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.

BH2013/00066

Flat 4 30 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr Marcus Morris

Officer: Anthony Foster 294495

Approved on 27/08/13 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

Any internal or external drainage pipes and/or ventilation equipment associated with the existing kitchen in flat 8 shall be removed and surrounding areas made good to match the existing finish.

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 platform structure 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.

4) UNI

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the replacement doors, baluster and spindles 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.

BH2013/01460

Flat 4 17 Sussex Square Brighton

Erection of single storey rear extension.

Applicant: Paul Hutson
Officer: Andrew Huntley 292321

Refused on 16/08/13 DELEGATED

1) UNI

The proposal is of a poor design, which is out of keeping with the existing building. The proposal will have an adverse impact upon the architectural and historic character and appearance of the Regency terraced townhouse, which is a Grade I Listed Building and the wider Kemp Town Conservation Area. Therefore, the proposal is contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2013/01461

Flat 4 17 Sussex Square Brighton

Erection of single storey rear extension.

Applicant: Paul Hutson
Officer: Andrew Huntley 292321

Refused on 16/08/13 DELEGATED

1) UNI

The proposal is of a poor design, which is out of keeping with the existing building. The proposal will have an adverse impact upon the architectural and historic character and appearance of the Regency terraced townhouse, which is a Grade I Listed Building and the wider Kemp Town Conservation Area. Therefore, the proposal is contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2013/01537

22 Roedean Crescent Brighton

Application to extend time limit for implementation of previous approval BH2010/01861 for the erection of single storey rear extension, creation of lower ground floor room with terrace above, new garage to the front, insertion of rooflights and associated works.

Applicant: Estate Master Limited
Officer: Pete Campbell 292359

Approved on 21/08/13 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 extension, enlargement, alteration or provision within the curtilage 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: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove

Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the details submitted and approved under application BH2013/01245 relating to measures to prevent overlooking from the western side of the proposed first floor balcony. The approved measures shall thereafter be permanently retained as such.

Reason: To ensure the scheme does not unduly overlook neighbouring properties and to comply with policy QD27 of the Brighton and Hove Local Plan.

4) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under application BH2013/01245.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded and to comply with policy HE12 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the details submitted and approved under application BH2013/01245 relating to the external surfaces of the development including window and door frames, colour of render, timber cladding and zinc roof covering.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the details submitted and approved under application BH2013/01245 relating to sustainability measures, detailing how the development will be efficient in the use of energy, water and materials.

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plans	A.01		18/06/2010
Aerial photos	A.02		18/06/2010
As existing drawings	A.05		18/06/2010
Proposed ground floor plan	D.01	E	18/06/2010
Proposed first floor plan	D.02		18/06/2010
Proposed second floor plan	D.03		18/06/2010
Proposed roof plan	D.04		18/06/2010
Proposed north elevation	D.05		18/06/2010
Proposed south elevation	D.06		18/06/2010
Proposed west elevation	D.07		18/06/2010
Proposed east elevation	D.08		18/06/2010
Rear elevation sketch	D.09		18/06/2010
Waste and minimisation statement			18/06/2010

8) UNI

The side facing (east and west) windows at ground, first and second (attic) floor levels shall not be glazed otherwise than with obscure glass and thereafter permanently retained as such.

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

BH2013/01655

15 Lenham Avenue Saltdean Brighton

Application for variation of condition 3 of application BH2012/00752 (Demolition of existing dwelling and erection of 2no detached dwellings.) to state that no extension, enlargement or other alteration of the dwelling houses excluding works covered by Class B of the Town and Country Planning (General Permitted Development) Order 1995, shall be carried out without planning permission obtained from the Local Planning Authority.

Applicant: Mrs Kathryn O'Connell

Officer: Sue Dubberley 293817

Refused on 15/08/13 COMMITTEE

1) UNI

The Local Planning Authority would wish to control any future development to the roof of the property on the basis that roof extensions could cause material harm to neighbouring amenity by way of overlooking contrary to QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01779

26 Bishopstone Drive Saltdean Brighton

Alterations to dwelling including creation of additional floor incorporating external terrace with glass balustrade, installation of external staircase to side elevation, alterations to fenestration and associated works.

Applicant: Mr Peter Davenport

Officer: Wayne Nee 292132

Refused on 08/08/13 DELEGATED

1) UNI

The proposal, by virtue of its form, bulk, massing and inappropriate design, would result in an incongruous and unsympathetic appearance that would be in stark contrast to the context of the street scene which is largely comprised of houses of traditional design with pitched roofs. The proposed flat roof, extensive glazing and timber cladding fail to respect the character and appearance of surrounding area. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

By reason of its bulk, height and design in close proximity to no. 1 Tumulus Road, the proposed extension would have an overbearing impact that would represent an un-neighbourly form of development. The proposal would be detrimental to neighbouring amenity and would therefore be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01827

The Elms Cottage The Green Rottingdean

Application for Approval of Details Reserved by condition 16 of application BH2011/00035.

Applicant: Mr Frank Wenstrom

Officer: Sue Dubberley 293817

Approved on 14/08/13 DELEGATED

BH2013/01831

19 Roedean Crescent Brighton

Erection of two storey rear extension and single storey front extension incorporating glass balustrading above to provide terrace to the first floor. Erection of single storey sunken double garage to the front garden and other alterations including revised fenestration, removal of existing tile cladding with render and associated works.

Applicant: Dr G Simpson

Officer: Pete Campbell 292359

Refused on 19/08/13 DELEGATED

1) UNI

The quality, detail and accuracy of the plans and drawings provided are inadequate to make a comprehensive assessment of the application and the resultant visual impact to the host property. The application consequently cannot be fully considered in accordance with policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding reason for refusal no.1, the alterations and extensions proposed at the front of the property are of an uncomplimentary design, contradictory to the traditional characteristics of the host building. The front extension relates poorly to the host property, being excessive in width, and would result in a significantly detrimental impact being caused to the character and visual appearance of the property. The application is contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

3) UNI3

Notwithstanding reason for refusal no.1, the proposed rear extension by virtue of the additional bulk and mass added to the existing form of the building, along with it failing to successfully integrate with the main body of the property at roof level constitutes an uncomplimentary addition, which would detract from the visual appearance and character of the host property. The application is contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2013/01841

Saltdean Primary School Chilington Way Brighton

Erection of single storey modular building containing classroom, group room, toilets and store with covered link to existing building and landscaping. (Retrospective)

Applicant: Brighton & Hove City Council

Officer: Sue Dubberley 293817

Approved on 14/08/13 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 location plan, block plan, existing plan and elevations	277/101	P1	19 June 2013
Proposed plan and elevations	277/102	P1	6 June 2013

2) UNI

The temporary classroom hereby approved shall be permanently removed on or before 14 August 2016 and the land restored to its former condition immediately

prior to the development authorised by this permission.

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, QD20 & SR20 of the Brighton & Hove Local Plan.

3) UNI

The permission hereby granted shall be for a temporary period only, expiring on or before 14 August 2016.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and to comply with policies QD1, QD20, SR20 of the Brighton & Hove Local Plan.

BH2013/01852

46 Ainsworth Avenue Brighton

Application for Approval of Details Reserved by Conditions 10, 11, 12, 13 and 14 of application BH2012/03634.

Applicant: Mr & Mrs J Davies

Officer: Jonathan Puplett 292525

Approved on 12/08/13 DELEGATED

BH2013/01869

53 Falmer Road Rottingdean Brighton

Erection of pitched roof detached garage to replace existing. (Retrospective).

Applicant: Mr Alan Wood

Officer: Jonathan Puplett 292525

Approved on 23/08/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			05/06/2013
Block Plan			28/06/2013
Pre-Existing East Elevation			28/06/2013
Pre-Existing North Elevation			28/06/2013
Pre-Existing West Elevation			28/06/2013
Pre-Existing And Existing South Elevation			28/06/2013
Pre-Existing Floor Plan			28/06/2013
Existing East Elevation			05/06/2013
Existing North Elevation			05/06/2013
Existing West Elevation			05/06/2013
Existing South Elevation			05/06/2013
Existing Floor Plan			05/06/2013

2) UNI

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

Reason: To safeguard the amenities of the occupiers of nearby properties and to

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

3) UNI

The outbuilding hereby approved shall only be used as ancillary in connection with the use of the main property as a single dwelling house and shall at no time be converted to or sold as a self-contained unit.

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

BH2013/01949

12 The Cliff Brighton

Demolition of existing two storey dwelling and garage and erection of part two, part three storey dwelling with garage.

Applicant: Mr Mike Wilson

Officer: Anthony Foster 294495

Refused on 21/08/13 DELEGATED

1) UNI

The proposed dwelling by reason of its design, scale, and massing would appear as a discordant and incongruous feature within the street scene, which fails to respect the positive characteristics of the area. As such the proposal would be of detriment to the character and appearance of the area and is contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

BH2013/01950

14 Cranleigh Avenue Rottingdean Brighton

Erection of single storey rear extension with creation of terrace above and other external alterations.

Applicant: Mrs Chris Deans

Officer: Andrew Huntley 292321

Refused on 28/08/13 DELEGATED

1) UNI

The roof terrace at first floor level would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to neighbouring properties, especially properties 12 and 16 Cranleigh Avenue. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01963

34 Lustrells Vale Saltdean Brighton

Erection of part two storey part single storey rear extension.

Applicant: Mr I Still

Officer: Liz Arnold 291709

Refused on 23/08/13 DELEGATED

1) UNI

The proposed two storey rear extension, by virtue of its design, height size and massing would result in a visually intrusive and bulky addition to the rear of the dwelling. The proposed extension would represent an unsympathetic extension which is not subservient to the existing dwelling and as a result would be of detriment to the design and character of the existing modest bungalow. As such the proposal is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2013/01964

Land Adjacent to 10 Ainsworth Avenue Brighton

Application for removal of condition 3 of application BH2009/01058 (Erection of

new family dwelling) which states that the dormer windows to the family bathroom and en-suite bathroom at first floor level in the south-western elevation of the building shall not be glazed otherwise than with obscured glass and top hung and thereafter permanently retained as such. Variation of condition 16 as approved on non-material amendment application BH2013/01391 to substitute drawings 0387/003 and 0387/004 with drawings KS/003A and KS004A.

Applicant: Mrs Elaine Tyler
Officer: Andrew Huntley 292321

Approved on 09/08/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 12 August 2013.
Reason: To accord with the original permission and to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Tree Survey	0387/001		10.11.2009
New Dwelling House Proposed Tree Layout	0387/002		10.11.2009
Floor and Roof Plan Layout	KS 003A		09.08.2013
Proposed Elevations	KS 004B		09.08.2013
Dwelling House Existing	0387/006		10.11.2009
Site Plan	0387/007		10.11.2009
Site Plan	0387/008		10.11.2009

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

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

5) UNI

The external finishes of the development hereby permitted shall be those submitted on the 14th June 2013 and detailed below: Walls - Sand cement lime render (painted white). Roof - Marley Eternit antique mix of red and weathered tiles.

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.

6) UNI

None of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 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.

7) UNI

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

8) UNI

The development shall be implemented in accordance with the Waste Minimisation Statement, in accordance with the details submitted on the 26th June 2013 and included within application BH2013/01980

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

9) UNI

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

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

10) UNI

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.

11) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the plan BR1A submitted on the 14th June 2013 and included within application BH2013/01980 have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

12) UNI

Prior to the first occupation of the development 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, shall be submitted to and approved in writing by the Local Planning Authority.

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

13) UNI

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

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, 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.

BH2013/01966

Maddalena Bazehill Road Rottingdean Brighton

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

Applicant: Mr Susan Chapman

Officer: Wayne Nee 292132

Refused on 28/08/13 DELEGATED

1) UNI

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

2) UNI2

The proposed replacement dwelling, by virtue of its overall scale, and its proximity to the rear site boundary, would result in an un-neighbourly form of development that could create perceived and actual overlooking and potentially also have an overbearing impact on the residents no. 11 Royles Close to the detriment of residential amenity. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

BH2013/01980

Land Adjoining 10 Ainsworth Avenue Brighton

Application for Approval of Details Reserved by Conditions 5, 7, 9, 12, 13 and 15 of application BH2009/01058.

Applicant: Elaine Tyler

Officer: Andrew Huntley 292321

Approved on 09/08/13 DELEGATED

BH2013/01987

Asda Stores Ltd Brighton Marina Village Brighton Marina Brighton

Display of externally illuminated fascia signs and non-illuminated hoarding sign to proposed customer grocery collection canopy and associated non-illuminated road and direction signs.

Applicant: Asda

Officer: Andrew Huntley 292321

Approved on 27/08/13 DELEGATED

1) UNI

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) UNI

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) UNI

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) UNI

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.

5) UNI

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) UNI

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) UNI

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.

BH2013/01988

Asda Stores Ltd Brighton Marina Village Brighton Marina Brighton

Erection of single storey canopy in existing carpark to provide customer grocery collection facility and construction of drive in bay to East of site incorporating installation of external condenser units, bollards, barriers and associated works.

Applicant: Asda

Officer: Andrew Huntley 292321

Approved on 27/08/13 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	0302.4916 (00)002	A	03.07.2013
Existing Layout	0849.4916 (0)001	A	17.06.2013
Existing Elevations	0849.4916 (0)003		17.06.2013
Proposed Layout	0849.4916 (0)010	F	26.06.2013
Proposed Elevations	0849.4916 (0)011	B	03.07.2013
Proposed Layout Plan	0302.4916 (0)013	A	03.07.2013
Proposed Canopy Elevations and Plan Option Three	0302.4916 (0)014		17.06.2013

BH2013/01997

West View Steyning Road Brighton

Erection of single storey conservatory to replace existing conservatory and other associated works.

Applicant: Mr & Mrs Andrew Laurillard

Officer: Robert McNicol 292322

Approved on 12/08/13 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 windows and doors hereby approved shall have white painted timber frames.

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

3) UNI

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

Report from: 08/08/13 to 28/08/13

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	01	A	27 June 2013
Block plan	02	A	17 June 2013
Existing ground floor plan	03		17 June 2013
Existing elevations	04		17 June 2013
Proposed elevations	05	C	17 June 2013
Proposed ground floor plan	06	B	17 June 2013

BH2013/02086

31 Chichester Drive East Brighton

Demolition of existing extension at rear of garage and replacement with single storey side and rear extension including rooflights, enlargement of western roof dormer and new rooflight to rear roofslope and associated ground works.

Applicant: Mr & Mrs W Dunn

Officer: Andrew Huntley 292321

Approved on 12/08/13 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

The development hereby permitted shall 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	1325.LP01.A		24.06.2013
Existing Ground Floor and Site Plan	1325.S01		24.06.2013
Existing First Floor and Loft Plans	1325.S02		24.06.2013
Existing Roof Plan	1325.S03		24.06.2013
Existing Front and Rear Elevations	1325.S04		24.06.2013
Existing Side Elevation	1325.S05		24.06.2013
Proposed Ground Floor and Site Plan	1325.PL01		24.06.2013
Proposed First Floor and Loft Plans	1325.PL02		24.06.2013
Proposed Roof Plan	1325.PL03		24.06.2013
Proposed Front and Rear Elevations	1325.PL04		24.06.2013
Proposed Side Elevation	1325.PL05		24.06.2013

BH2013/02121

Bush Mews Arundel Road Brighton

Prior approval for change of use from offices (B1) to residential (C3).

Applicant: Liam Russell Architects

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 19/08/13 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 it has not been demonstrated that the proposal would not result in a material increase or a material change in the character of traffic in the vicinity of the site. As such the proposal is contrary to policies TR1, TR7, TR14 and TR19 of the Brighton & Hove Local Plan 2005.

2) UNI2

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.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Existing Location and Block Plan	0889-PA-000		4 Jul 2013
Existing Solar on Site	0889-PA-003		24 Jun 2013
Proposed Solar on Site	0889-PA-012		24 Jun 2013

BH2013/02261

Pizza Express Unit 4 The Boardwalk Waterfront Brighton Marina

Display of 1no internally illuminated fascia sign and 2no internally illuminated roundel signs (part-retrospective).

Applicant: Mr Benn Handly

Officer: Sonia Gillam 292265

Refused on 27/08/13 DELEGATED

1) UNI

Given the number of advertisements and the excessive and unnecessary illumination of the signage, the proposal would be unduly visually prominent and would therefore detract from the character and appearance of the building and its environs and adversely affect the visual amenity of the wider area. As such, the proposal is contrary to the requirements of policy QD12 of the Brighton & Hove Local Plan and SPD07: Advertisements.

BH2013/02328

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land

Application for approval of details reserved by condition 2 of application BH2012/04048.

Applicant: Brunswick Developments Group Plc

Officer: Maria Seale 292232

Approved on 22/08/13 DELEGATED

WOODINGDEAN

BH2013/00539

Southern Aurora Drum And Bugle Corp & Woodingdean Library Warren Road Brighton

Application for approval of details reserved by conditions 3, 5, 7, 8, and 14 of application BH2012/01503.

Applicant: Medcentres

Officer: Anthony Foster 294495

Split Decision on 13/08/13 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 3, 5, 7, and 8 subject to full compliance with the submitted details.

1) UNI

Insufficient information in relation to the number and location of the disabled parking spaces has been provided in order for the details pursuant to condition 14 of the consent to be approved.

2) UNI2

The details pursuant to conditions 14 are NOT APPROVED for the reason(s) set out in section 10.

BH2013/01103

Land adjacent 49a Channel View Road Brighton

Erection of two storey 2no bedroom detached house.

Applicant: Mr & Mrs Terry Schan

Officer: Anthony Foster 294495

Approved on 08/08/13 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 extension, enlargement, alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A, B, C, and D) 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 amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the eastern and western elevation of the dwelling hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

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 in the interests of the visual amenities of the area and to comply with planning policies QD1 and QD2 of the Brighton & Hove Local Plan

5) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

6) UNI

The 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 3 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.

7) UNI

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

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

8) UNI

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.

9) 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.

10) 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.

11) 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.

12) UNI

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

13) UNI

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

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

14) UNI

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

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
Site location & block plan	01	A	30/07/2013
Proposed Site Plan	02	B	30/07/2013
Proposed floor plans	03	B	30/07/2013
Proposed elevations	04	B	30/07/2013
Proposed elevations	05	B	30/07/2013
Proposed elevation & section	06	B	30/07/2013

BH2013/02025

Woodingdean Business Park Sea View Way Brighton

Application for Approval of Details Reserved by Condition 12, 13, 14 and 15 of application BH2012/03050.

Applicant: Mr Nick Kay

Officer: Liz Arnold 291709

Approved on 15/08/13 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/01857

5 Brunswick Street West Hove

Roof extension incorporating creation of roof terrace with balustrading.

Applicant: Mr James Watts

Officer: Adrian Smith 290478

Refused on 19/08/13 DELEGATED

1) UNI

Insufficient information has been submitted with the application to fully establish and evaluate the impact of the proposal on the side and rear elevations of the Grade I listed building. On the basis of the information submitted the proposed extension, by virtue of its additional height and bulk, material finish, and poor visual relationship with the original form and roofscape of the terrace, represents an incongruous addition that would result in significant harm to the character and appearance of the Grade I listed buildings and their setting, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/01935

6 - 10 St Johns Road Hove

Certificate of Lawfulness for proposed inclusion of MOT Vehicle Testing Facility on the site.

Applicant: Mr Howard Coulson

Officer: Christopher Wright 292097

Approved on 08/08/13 DELEGATED

BH2013/01962

Leonardo Restaurant 55-57 Church Road Hove, East Sussex

Erection of rear extensions at lower ground floor, ground floor, first floor and second floor levels. Installation of extract units to flat roof and associated works. (Part Retrospective)

Applicant: Mr Cleto Capetta

Officer: Christopher Wright 292097

Refused on 09/08/13 DELEGATED

1) UNI

The proposed development is not appropriately designed and detailed in relation to the building to be extended and altered, adjoining buildings or the site context, and the extension and alterations would, by reason of their height, form, scale and bulk, have an unsympathetic visual relationship with the recipient building and appear unduly dominant, incongruous and out of scale, thereby having a detrimental impact on visual amenity, the character of the recipient building and the appearance of the wider conservation area. For these reasons the proposal is contrary to the requirements of SPD12: Design Guide for Extensions and Alterations, and policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/01978

2C Holland Road Hove

Erection of an extension over part of existing garage roof and installation of a pitched roof over existing flat roof incorporating rooflights.

Applicant: Mr Dennis O Reilly

Officer: Steven Lewis 290480

Approved on 21/08/13 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 external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

BH2013/02027

18 Farm Road Hove

Erection of side extension within existing under-croft and alterations to fenestration.

Applicant: Mr & Mrs Warner

Officer: Mark Thomas 292336

Approved on 14/08/13 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 works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed timber screen and door to the front of the under croft, and details of the finish which shall be painted, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

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 floor plans, site location and block plans	0246.EXG.001	-	19 June 2013
Existing sections and elevations	0246.EXG.002	-	19 June 2013
Proposed plans, sections and elevations	0246.PL.001	Rev. A	19 June 2013

BH2013/02217

5 Brunswick Street West Hove

Roof extension incorporating creation of roof terrace with balustrading.

Applicant: Mr James Watts

Officer: Adrian Smith 290478

Refused on 21/08/13 DELEGATED

1) UNI

Insufficient information has been submitted with the application to fully establish and evaluate the impact of the proposal on the side and rear elevations of the Grade I listed building. On the basis of the information submitted the proposed extension, by virtue of its additional height and bulk, material finish, and poor visual relationship with the original form and roofscape of the terrace, represents an incongruous addition that would result in significant harm to the character and appearance of the Grade I listed buildings, their setting, and that of the wider Brunswick Town Conservation Area, contrary to policies QD14, HE1 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed roof terrace, by virtue of its high level position in close proximity to a number of residential windows, would result in significant amenity harm to neighbouring residents by way of noise disturbance, contrary to policies QD14, QD27, HE1 & HE6 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted with the application to be able to reasonably evaluate the degree of impact on the amenities of adjacent occupiers. The applicants have therefore failed to demonstrate that the additional height and bulk of the building would not have a significantly adverse impact on the amenities of surrounding properties by way of loss of light and outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2012/04054

21 Blatchington Road Hove

Application for approval of details reserved by conditions 6, 7, 8 and 9 of BH2011/03117.

Applicant: Mr Maurice Kifford

Officer: Jason Hawkes 292153

Split Decision on 21/08/13 DELEGATED

1) UNI

The details pursuant to conditions 7, 8 & 9 of BH2011/03117 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 6 of BH2011/03117 for the reason set out below.

1. The scheme indicates an amended area to the front lightwell area which shows a Sheffield stand for cycle storage on a raised concrete area. This area is contrary to the approved plans which show a cycle store to the rear of the property. The front area would not offer secure cycle storage and would also, along the refuse store, result in a cluttered appearance to the front of the property. The store is therefore contrary to policies TR14 and QD2 of the Brighton & Hove Local Plan.

BH2013/01574

Flat C 52 Norton Road Hove

Conversion of existing 2no bedsits to 1no one bedroom self-contained flat.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Approved on 13/08/13 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 not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 17 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.

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, existing front elevation, and existing and proposed floor plans	52-NR-01-FLT C	-	17/05/2013
Existing elevations	52-NR-02-FLT C	-	17/05/2013

BH2013/01650

62 - 63 George Street Hove

Alterations to shopfront to facilitate installation of fire escape door.

Applicant: British Heart Foundation

Officer: Jason Hawkes 292153

Approved on 09/08/13 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
Location Plan			21st May 2013
Existing Floor Plans and Elevations	HOV-C-CB-01	A	30th May 2013
Proposed Floor Plans and Elevations	HOV-C-CB-02	B	30th May 2013

BH2013/01707

31 Osborne Villas Hove

Installation of railings and gate to the front of the property.

Report from: 08/08/13 to 28/08/13

Applicant: Natasha Knowler
Officer: Mark Thomas 292336
Approved on 19/08/13 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

Notwithstanding the submitted drawings the proposed railings and gate shall be detailed to replicate the style, spacing, fixing, moulded profile and pattern of those at no. 33 Osborne Road.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	24 June 2013
Block plan	-	-	24 June 2013
Existing elevation	DWG 01	-	24 June 2013
Proposed elevation and details	DWG 02	-	24 June 2013
Proposed floor plan	DWG 03	-	24 June 2013

BH2013/01749

4 Hove Manor Hove Street Hove

Change of use from retail (A1) to mixed use (sui generis) including retail, café, take-away, art exhibition and community use including music performance, theatre and pop up cinema. (Retrospective).

Applicant: Sunshine Books Art & Coffee

Officer: Helen Hobbs 293335

Refused on 09/08/13 DELEGATED

1) UNI

The proposed loss of A1 use would result in the proportion of non-retail units in the Hove Manor parade exceeding 50%. Furthermore insufficient evidence has been supplied to demonstrate that the premises are economically unviable, or that the proposed uses would not have a detrimental impact on the amenities of adjacent residents. The proposal is therefore contrary to policy SR7 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted relating to the proposed extraction in association with the A3 and A5 uses. As such it is not possible to undertake a full assessment of the potential noise impact on the nearest noise sensitive premises. In this regard the proposal is contrary to the objectives of policies SU10 and QD27 of the Local Plan.

3) UNI3

The proposed application, by virtue of the late night opening combined with the variety of noise including amplified music would have a detrimental impact upon the amenities of adjacent residents. The proposal is therefore contrary to policy SR7 of the Brighton & Hove Local Plan.

BH2013/01875**12 & 13 Medina Villas Hove**

Painting of front and side elevations of 12 Medina Villas and front, side and rear elevations of 13 Medina Villas.

Applicant: 12 Medina Villas (Hove) Ltd & Residents Association of 13 Medina Villas

Officer: Mark Thomas 292336

Approved on 28/08/13 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 painting of the exterior rendered walls shall be with magnolia (BS4800 08B15) smooth matt masonry paint, with quoin blocks and dressing being painted white.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	6 June 2013
Photos	-	-	6 June 2013

BH2013/02157**8 Kings Gardens Hove**

Installation of a metal gate and additional railings to rear.

Applicant: Mr Timothy Clegg

Officer: Robert McNicol 292322

Approved on 15/08/13 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 railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

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, block plan, existing plans and elevations	RFA 12/228/01		25 June 2013
Proposed elevations and plans	RFA 12/228/01		25 June 2013

BH2013/02158

8 Kings Gardens Hove

Installation of a metal gate and additional railings to rear.

Applicant: Mr Timothy Clegg

Officer: Robert McNicol 292322

Approved on 15/08/13 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 railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2013/02167

6 Blatchington Road Hove

Prior approval for change of use from office (B1) to residential (C3) to form 2no self contained flats.

Applicant: T & L Holdings Ltd

Officer: Christopher Wright 292097

Prior approval not required on 22/08/13 DELEGATED

BH2013/02168

First Floor 101 Church Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to create 1no two bed accommodation.

Applicant: Mr Harvey Clarke

Officer: Christopher Wright 292097

Prior approval not required on 19/08/13 DELEGATED

BH2013/02386

23 & 36 Bath Court Kings Esplanade Hove

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

Applicant: Mr Robert Zimble

Officer: Steven Lewis 290480

Approved on 22/08/13 DELEGATED

1) UNI

The works necessary to facilitate the conversion affect only the interior and do not materially affect the external appearance of the building. The conversion of 2 no. flats into a single residential dwelling and the reduction of the total number of flats from 46 units to 45 units does not constitute a material change of use. The proposal does not constitute development as outlined by Section 55 of the Town and Country Planning Act 1990 and as amended by Section 49 of the Planning and Compulsory Purchase Act 2004.

GOLDSMID

BH2012/04091

121 - 123 Davigdor Road Hove

Application for approval of details reserved by conditions 6 and 8 of BH2012/01054.

Applicant: Smile 2 Live

Officer: Guy Everest 293334
Split Decision on 15/08/13 DELEGATED

BH2013/01994

2 Highdown Road Hove

Conversion of existing garage to front into reception room with installation of bay window. Erection of front garden wall.

Applicant: Ms Shirley Waldron
Officer: Helen Hobbs 293335

Approved on 23/08/13 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 full details of the new window(s) and their reveals and cills, to be positioned within the reinstated bay, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

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
Existing ground floor plan	13-262/EX/001	A	28th June 2013
Existing front elevation	13-262/EX/002	A	28th June 2013
Existing long section	13-262/EX/003	A	28th June 2013
Proposed ground floor plan	13-262/LO/001	A	28th June 2013
Proposed long section 1	13-262/LO/003	A	28th June 2013
Proposed front elevation	13-262/LO/005	A	28th June 2013
Site plan			17th June 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.

BH2013/02018

89 Holland Road Hove

Loft conversion incorporating side dormer and 4no rooflights.

Applicant: Mr Lloyd-Evans
Officer: Adrian Smith 290478
Refused on 15/08/13 DELEGATED

1) UNI

The proposed dormer window would harm the appearance of the building and wider street by virtue of its inappropriate scale and design on a prominent side roof slope, whilst the front rooflight would appear excessively cramped within the limited roof space, contrary to policy QD14 and the design guidance set out in SPD12.

BH2013/02051

Spitfire House 141 Davigdor Road Hove

Installation of 2no satellite dishes to the east elevation.

Applicant: Mr Alistair Dalglish
Officer: Christopher Wright 292097

Refused on 27/08/13 DELEGATED

1) UNI

The proposed satellite dishes, by reason of their height, design and readily visible siting, would have a discordant and incongruous appearance that would detract from the character of the recipient building and have a detrimental impact on visual amenity, contrary to the requirements of policy QD22 of the Brighton & Hove Local Plan 2005.

BH2013/02052

Spitfire House 141 Davigdor Road Hove

Installation of 2no satellite dishes to the north elevation.

Applicant: Mr Alistair Dalglish
Officer: Christopher Wright 292097

Approved on 27/08/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Elevations	3408.EXG.04		2 Jul 2013
Proposed Option B Satellite Dishes	3437.PL.03		20 Jun 2013
Proposed Option B Satellite Dishes Location and Site Plan	3437.PL.04		20 Jun 2013

3) UNI

The two satellite dishes and their supporting structures hereby permitted shall be removed from the building and the building exterior restored to its condition immediately prior to the development authorised by this permission commencing on or before 27 August 2023, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the area in the long term and to comply with policy QD22 of the Brighton & Hove Local Plan 2005.

BH2013/02057**Gill House Conway Street Hove**

Prior approval for the change of use of the first floor from offices (B1) to residential (C3) to form 2no two bed flats and 2no one bed flats.

Applicant: Harket Property LLP

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 13/08/13 DELEGATED

1) UNI

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

Plan Type	Reference	Version	Date Received
Floor Plans & Elevations	1184/13/P/01		20 Jun 2013
Floor Plans & Elevations	1184/13/P/02		20 Jun 2013
Location Plan & Block Plan	1184/13/P/03		20 Jun 2013

BH2013/02064**108 Goldstone Road Hove**

Conversion of existing rear garage/storage building to form 1no two bedroom dwelling incorporating formation of courtyard and loft conversion with rooflights.

Applicant: Mr T Kozdon

Officer: Adrian Smith 290478

Approved on 21/08/13 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 and to comply with policy QD1 & QD2 of the Brighton & Hove Local Plan.

3) UNI

The second floor window in the flank (east) 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.

4) 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: The Local Planning Authority considers that further development could

cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD1, QD2 & QD27 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) 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.

7) UNI

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

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

8) UNI

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

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

9) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted sustainability checklist received on 21 June 2013 have been fully implemented.

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.

10) 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 and block plan	GSG317	-	21/06/2013
Existing plans	GSG301	-	21/06/2013
Existing elevations	GSG302	-	21/06/2013
Existing sections	GSG303	-	21/06/2013
Proposed plans	GSG312	-	21/06/2013
Proposed elevations	GSG314	-	21/06/2013
Proposed sections	GSG316	-	21/06/2013

11) UNI

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

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

BH2013/02141

121-123 Davigdor Road Hove

Installation of canvas canopy. (Part-retrospective)

Applicant: Mr F Gjona

Officer: Mark Thomas 292336

Refused on 16/08/13 DELEGATED

1) UNI

The canopy, by reason of the siting, scale, materials and finishes, has an unduly dominant and incongruous appearance which is detrimental to visual amenity and the prevailing townscape and character of the locality. As such the development is contrary to the requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/02212

101 Goldstone Road Hove

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2012/02573.

Applicant: Mrs Annique Tate-Doe

Officer: Steven Lewis 290480

Approved on 12/08/13 DELEGATED

HANGLETON & KNOLL

BH2013/02091

89A Boundary Road Hove

Prior approval for the change of use of the first floor office (B1) to residential (C3) to form a one bedroom self contained flat.

Applicant: Downsview Development Ltd

Officer: Christopher Wright 292097

Prior approval not required on 13/08/13 DELEGATED

BH2013/02189

3 Knoll Close Hove

Erection of single storey rear extension, front porch extension and loft conversion incorporating front rooflights, rear dormer and side window.

Applicant: Mr Syed Hosain
Officer: Helen Hobbs 293335

Refused on 23/08/13 DELEGATED

1) UNI

The proposed porch, due to its size, height and design would form an unsympathetic addition that would relate to poorly to the existing characteristics of the property and would be out of keeping with the street scene and surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extensions and Alterations (SPD12)

2) UNI2

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

3) UNI3

The proposed hip to gable extension and front rooflights would unbalance the pair of semi detached properties and would be out of keeping within the street scene. Furthermore the front rooflights, due to their excessive number would appear overly cluttered, which would further exacerbate the unbalanced appearance. 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).

4) UNI4

The proposed rear extension, due to its size, siting and design would form an unsympathetic addition that would poorly relate to the existing property and would harm the character and appearance of the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extensions and Alterations (SPD12)

5) UNI5

The proposed side window to be inserted in the gable end would result in an unacceptable level of overlooking and loss of privacy, particularly to the side windows of No. 2 Knoll Close and would adversely impact on the residential amenity currently enjoyed by this adjoining property. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI6

The proposed rear extension by reason, length, siting and height would cause loss of outlook, and have an overbearing impact, adversely affecting the residential amenity currently enjoyed by the adjoining property No. 4 Knoll Close, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02196

32 Lark Hill Hove

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 3.7m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Claude Deaud

Officer: Jonathan Puplett 292525

Prior Approval is required and is refused on 13/08/13 DELEGATED

1) UNI

The proposed rear extension, by reason of its height, design and depth would result in an overbearing impact, an increased sense of enclosure, and a loss of light to the adjoining property, No. 30 Lark Hill. This decision is based on the

information listed below:

Plan Type	Reference	Version	Date Received
Application Form			03/07/2013
Location Plan			03/07/2013
Existing Floorplans And Elevations	01		03/07/2013
Proposed Floorplans And Elevations	02(2)		03/07/2013

BH2013/02390

2 Isabel Crescent Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and 3no rooflights to the front elevation.

Applicant: Mr Toby Eagle

Officer: Steven Lewis 290480

Approved on 16/08/13 DELEGATED

SOUTH PORTSLADE

BH2013/01282

St Peters Community Infant School St Peters Road and Ottima Wellington Road Portslade

Application for approval of details reserved by condition 11 of application BH2012/02546.

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Refused on 21/08/13 DELEGATED

BH2013/01667

15-19 Rear of 15-19 & 15A Norway Street Portslade

Application for variation of condition 4 of application BH2012/03940 (Demolition of two storey building to front and erection of 6no three bedroom dwellings with parking to rear. Partial demolition and revised access to retained rear building) to allow boiler flue outlets, flush recessed meter boxes and extract terminals to be fixed to Norway Street elevation.

Applicant: Spear Development Ltd

Officer: Jason Hawkes 292153

Approved on 15/08/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Details	32881/1		7th December 2012
Site Plan	32881/11		21st May 2013
Location Plan	32881/4	A	21st May 2013
Existing Details of First Floor Front	32881/5		7th December 2012
Proposed redevelopment	3288/6	C	21st May 2013
Construction Details	32881//7	D	22nd July 2013
Flue details			2nd July 2013

2) UNI

None of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 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.

3) UNI

The proposed meter boxes, flues and ducts to the front elevation shall be painted to match the front walls of the new houses. No additional cables, wires, aerials, pipework, meter boxes or flues shall be fixed to any elevation facing a highway.

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

4) UNI

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

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

5) UNI

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.

6) UNI

No extension, enlargement or other alteration of the dwellinghouses 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 for this reason would wish to control any future development to comply with policy QD14 of the Brighton & Hove Local Plan.

7) UNI

The retained boundary walls, to the south west corner of the site, shall be constructed in accordance with drawing 32881/6C and shall be retained and maintained as such thereafter.

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

8) UNI

The cycle parking details (received on the 15th May 2013 and approved under BH2013/01557) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and

to comply with policy TR14 of the Brighton & Hove Local Plan.

9) UNI

The development shall be carried out in accordance with the Construction Environmental Management Plan (received on the 13th March 2013, approved under BH2013/00812), unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate environmental protection is in place to safeguard neighbouring amenity in compliance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The development shall be carried out in accordance with the Code for Sustainable Homes certificates and details (received on the 15th May, approved under BH2013/01557), unless otherwise approved in writing by the Local Planning Authority.

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

11) UNI

The landscaping scheme (received on the 13th March 2013 and approved under BH2013/00812) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The landscaping shall thereafter be retained for use at all times.

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

12) UNI

The development shall be implemented in accordance with Ground Investigation Reports and details relating to land contamination submitted on the 15th May 2013, approved under BH2013/01557. The development shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by a competent person as agreed by the Local Planning Authority that the provisions approved under BH2012/01557 have been fully implemented (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and / or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved.

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

13) UNI

The development shall be carried out in accordance with the Waste Minimisation Statement received on the 13th March 2013, approved under BH2013/00812.

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

14) UNI

The development shall be carried out in accordance with the Scheme of Management of the Vehicle Parking received on the 15th May 2013, approved

under BH2013/01557. The above plan must be implemented prior to the occupation of the building and thereafter be maintained as such.

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

15) UNI

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

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

16) UNI

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

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

17) UNI

The development shall be implemented using the materials (received on the 15th May 2013 and approved under BH2013/01557), unless otherwise agreed in writing by the Local Planning Authority and thereafter be retained as such.

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

BH2013/01851

Chandlers Garage Victoria Road Portslade

Remodelling of showroom including revised windows and doors, new ramp to front elevation and alterations to colour finish of existing retail area metal faced cladding panels, roof overhang fascia and soffits.

Applicant: Barons & Chandlers

Officer: Mark Thomas 292336

Approved on 16/08/13 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	-	-	7 June 2013
Existing floor plan	JWJNX36 001	Rev. A	21 June 2013
Proposed floor plan	JWJNX36 002	Rev. Ma	21 June 2013
Proposed elevations	JWJNX36 004	Rev. C	21 June 2013

Existing elevations	JWJNX36 005	Rev. A	21 June 2013
Existing and proposed rear elevation	JWJNX36 007	-	21 June 2013
Existing block and site layout plan	JWJNX36 010	-	21 June 2013
Proposed block and site layout plan	JWJNX36 011	-	21 June 2013

BH2013/02138

45 Applesham Way Portslade

Loft conversion incorporating hip to gable roof extension with front rooflight and rear dormer.

Applicant: Mr Gary Angel
Officer: Mark Thomas 292336

Refused on 28/08/13 DELEGATED

1) UNI

The proposed dormer would be unduly bulky and would dominate the rear roof slope, causing significant harm to the character and appearance of the recipient property and the wider street scene. Furthermore, the dormer would be poorly detailed, featuring excessive tile hung cladding, and relating poorly to the size, proportions and positioning of fenestration to the elevation below. As such, the proposed dormer would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD 12: Design guide for extensions and alterations.

HOVE PARK

BH2012/02346

Lancing College Preparatory School The Drove Way Hove

Application of Approval of Details Reserved by Conditions 3, 4, and 5 of application BH2012/01219

Applicant: Lancing College Preparatory School
Officer: Steven Lewis 290480

Approved on 21/08/13 DELEGATED

BH2013/00370

17 Hill Drive Hove

Demolition of existing dwelling and erection of a new 3 bed house. (Amended plans)

Applicant: Mr Jonathan Paxton
Officer: Guy Everest 293334

Refused on 15/08/13 COMMITTEE

1) UNI

The development by reason of its scale, siting and detailing would appear unduly dominant and create a contrast and sense of bulk which, in relation to adjoining properties and the wider surrounding area, would harm the existing character and appearance of Hill Drive. The development therefore fails to respond sufficiently to the scale, character and appearance of the existing built environment, and is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2013/01659

12 Bennett Drive Hove

Erection of single storey side and rear extension incorporating enlargement of terrace. Loft conversion including front and rear dormers, side rooflights and associated roof alterations.

Applicant: Mr Graham Rowe

Officer: Guy Everest 293334

Approved on 21/08/13 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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no window, other than those expressly authorised by this permission, shall be constructed in the eastern elevation of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

4) UNI

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

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

5) UNI

No development shall take place until details of a 1.8 metre high privacy screen to the western boundary of the raised terrace have been submitted to and approved in writing by the Local Planning Authority. The screen shall be erected in accordance with the approved details prior to the terrace first being brought into use and shall be retained as such thereafter.

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

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 Plans & Elevations	1310-01		23/05/2013
Proposed Plans & Elevations	1310-02	E	12/08/2013

7) UNI

The window to the eastern elevation of the hereby permitted development shall not be glazed otherwise than with obscured glass and shall thereafter

permanently retained as such.

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

BH2013/01671

18 Cranmer Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and 2no rooflights to the front roof slope. Single storey rear extension.

Applicant: Mr Phil Jones

Officer: Robert McNicol 292322

Approved on 12/08/13 DELEGATED

BH2013/01743

37 Shirley Drive Hove

Erection of two storey front and side extension, single storey rear extension and associated roof alterations.

Applicant: Mr James Grant

Officer: Robert McNicol 292322

Refused on 09/08/13 DELEGATED

1) UNI

The proposed front and side extension would result in the property having an asymmetrical design that would have a jarring and overly bulky appearance, detracting from the recipient property and the wider street scene. The proposed central porch and landing extension would have a large area of flat roof that would be unsympathetic to the form of the recipient property and would conceal the hipped roof appearance of the building. The proposed development would therefore detract from the character and appearance of the dwelling and the wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

2) UNI2

By virtue of its proximity to the boundary, combined with the additional bulk and forward projection of the building, the proposed side and front extension would result in significant loss of the important visual gap between the application property and the adjacent neighbour to the south. This would be detrimental to the open character of the street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

BH2013/01748

32 Hill Brow Hove

Application for Approval of Details Reserved by conditions 3, 6 and 7 of application BH2012/03610.

Applicant: Simon Maggs

Officer: Jason Hawkes 292153

Split Decision on 22/08/13 DELEGATED

BH2013/01750

39 Woodland Avenue Hove

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

Applicant: George Corbie

Officer: Adrian Smith 290478

Approved on 12/08/13 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	-	-	10/06/2013
Existing floor plan and elevations (3no. drawings)	-	-	10/06/2013
Proposed floor plan and elevation (2no. drawings)	-	-	29/05/2013

BH2013/01805

89 Hove Park Road Hove

Erection of tree house in rear garden. (Retrospective).

Applicant: Miss Kate Birss

Officer: Steven Lewis 290480

Refused on 23/08/13 DELEGATED

1) UNI

The structure and its use has an un-neighbourly impact and results in an undue presence, overlooking, loss of privacy and outlook, harming the residential amenities of adjacent occupiers. This is contract to policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2013/01820

6 Hove Park Road Hove

Erection of raised timber decking with steps to rear garden, timber fence and timber and glass balustrading.

Applicant: Mr Timothy Taylor

Officer: Helen Hobbs 293335

Approved on 27/08/13 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 raised terrace hereby approved shall not be brought into use until the timber screening on both sides of the decking shown on the approved plans has been fully implemented. The screening shall thereafter be retained as such thereafter.

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

3) 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
Existing site location plan	/	/	28th June 2013
Existing layout	1	B	28th June 2013
Existing rear elevation	2	B	28th June 2013
Existing side elevation	3	B	28th June 2013
Proposed layout	1		28th June 2013

Proposed rear elevation	2		28th June 2013
Proposed side elevation	3		28th June 2013
Proposed side elevation	4		28th June 2013

BH2013/02095

7 Queen Caroline Close Hove

Erection of two storey rear extension and porch to front entrance.

Applicant: Mr Ramish Patel

Officer: Helen Hobbs 293335

Refused on 28/08/13 DELEGATED

1) UNI

Inaccurate plans have been submitted with the application, however notwithstanding this the Local Planning Authority has been able to consider and determine the application.

2) UNI2

The proposed extension, due to its excessive size, height and design, would form an overly dominant and incongruous feature that would fail to respect the original character of the property. The proposal would therefore significantly harm the character and appearance of the existing property and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

3) UNI3

The porch, due to its size, design and siting, forms an incongruous addition that poorly relates to the existing property. The porch would disrupt the continuity of the Queen Caroline Close street scene and would therefore significantly harm the character and appearance of the existing property, street scene and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations

4) UNI4

The proposed rear extension by reasons of its height, depth and design would have an overbearing and un-neighbourly impact, adversely affecting the residential amenity currently enjoyed by the adjoining properties in Queen Caroline Close. The proposal would also result in overshadowing to No. 6 Queen Caroline Close. The proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02101

7 Charles Close Hove

Certificate of lawfulness for proposed roof conversion incorporating rear dormer and hip to gable extensions on both sides of the roof.

Applicant: Mr M Prior & Mrs J A Rogers

Officer: Clare Simpson 292454

Refused on 12/08/13 DELEGATED

BH2013/02243

170A Old Shoreham Road Hove

Replacement of existing wooden framed sash windows with new UPVC windows.

Applicant: Colin Hughes

Officer: Adrian Smith 290478

Approved on 16/08/13 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	-	-	05/07/2013
Block plan	-	-	05/07/2013
Window specification	-	-	15/08/2013
Window brochure	-	-	05/07/2013

BH2013/02435

222 Old Shoreham Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.3m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.7m.

Applicant: Mr John Sparks

Officer: Chris Swain 292178

Prior approval not required on 27/08/13 DELEGATED

BH2013/02588

117 Shirley Drive Hove

Non material amendment to BH2012/03801 to maintain the two vehicle accesses from Shirley Drive.

Applicant: Mr Edward Hamilton

Officer: Helen Hobbs 293335

Refused on 23/08/13 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2012/03801 are considered to be material and would require the submission of a further application to remove this condition.

WESTBOURNE

BH2013/01326

Walsingham House 70 Walsingham Road Hove

Conversion of existing office space to create additional bedroom to second floor flat, with erection of dormer within roof valley. Creation of new access to first and second floors.

Applicant: Grace Eyre

Officer: Jason Hawkes 292153

Refused on 15/08/13 DELEGATED

1) UNI

Having regard to its design and positioning, the proposed roof extension would be visible from the street and would relate poorly to and detract from the character and appearance of the host property and surrounding conservation area. The scheme is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2013/01768

18 Aymer Road Hove

Replacement of existing UPVC ground floor windows with timber sash windows.

Applicant: Mrs Susie Strachan & Mr Stuart Strachan

Officer: Mark Thomas 292336

Approved on 19/08/13 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	-	-	31 May 2013
Window elevations by 'Parsons Joinery'	-	-	9 August 2013
Sectional drawing	-	-	31 May 2013
Sectional drawing	-	-	9 August 2013
Photographs	-	-	31 May 2013

BH2013/01887

Priory Hospital 14-18 New Church Road Hove

Demolition of conservatory and installation of decking enclosed with brick wall and glass balustrading and erection of smoking shelter.

Applicant: The Priory Group

Officer: Helen Hobbs 293335

Approved on 19/08/13 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 extended brick wall hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

No development shall take place until full details of all development including the glazed balustrade and smoking shelter including 1:20 scale elevational drawings and sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details 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.

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 block, site and location plans	01	A	24th June 2013
Existing ground and first floor	02		10th June 2013

plans			
Existing second floor plan and elevations	03	B	26th July 2013
Proposed first floor plan and elevations	04	B	26th July 2013

BH2013/01993

147 Westbourne Street Hove

Installation of 2no rooflights to the front and dormer to the rear.

Applicant: Mr & Mrs David Toscano

Officer: Mark Thomas 292336

Refused on 13/08/13 DELEGATED

1) UNI

The proposed dormer would be unduly bulky and would dominate the rear roof slope, causing significant harm to the character and appearance of the recipient property and the wider street scene. Furthermore, the dormer would be poorly detailed, featuring excessive tile hung cladding to the dormer face, and the dormer structure and the Juliet balcony doors situated within, relating poorly to the size, proportions and positioning of fenestration to the elevation below. As such, the proposed dormer would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD 12: Design guide for extensions and alterations.

BH2013/02053

30 Aymer Road Hove

Erection of new 1.83m high boundary fence (Retrospective).

Applicant: Mr Jeremy Hoyer

Officer: Mark Thomas 292336

Refused on 23/08/13 DELEGATED

1) UNI

The fence and entrance gate by virtue of their heavy and bulky appearance, its excessive height and its considerable extent has resulted in significant harm to the character and appearance of the recipient property, and the character, appearance and setting of the conservation area. As such, the development is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/02130

Co-op 67 Portland Road Hove

Display of externally illuminated fascia signs and internally illuminated projecting sign.

Applicant: Co-operative Food Group

Officer: Helen Hobbs 293335

Refused on 23/08/13 DELEGATED

1) UNI

Cumulatively, the proposed fascia signs and projecting sign, due to their excessive depth, bulk, overly large lettering and visual clutter caused by the external lighting, would detract from the character and appearance of the building. The proposal is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements

BH2013/02166

25 Arthur Street Hove

Prior approval for change of use from office (B1) to residential (C3) to form 2no self contained flats.

Applicant: Mr D C Ajmi

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 22/08/13 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.

BH2013/02176

82A Westbourne Street Hove

Erection of single storey rear extension and replacement of windows and doors with UPVC double glazed units.

Applicant: Barrie Golds

Officer: Robert McNicol 292322

Approved on 19/08/13 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 replacement windows hereby approved shall not be installed until full details of all new windows including elevation and section drawings have been submitted to and approved in writing by the Local Planning Authority.

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 plans and elevations			20 June 2013

BH2013/02346

56 Westbourne Gardens Hove

Erection of single storey rear extension.

Applicant: Mrs Michelle Woodman

Officer: Robert McNicol 292322

Approved on 13/08/13 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

The development hereby permitted shall 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 plan and block plan	CH555/001		3 July 2013
Existing plans	CH555/002		3 July 2013
Existing elevations and sections	CH555/003		3 July 2013
Proposed plans	CH555/004		3 July 2013
Proposed elevations	CH555/005		3 July 2013

WISH

BH2013/01590

5 Mornington Crescent Hove

Erection of single storey rear extension and two storey side extension.

Applicant: Mr L Foster

Officer: Robert McNicol 292322

Refused on 12/08/13 DELEGATED

1) UNI

The proposed side extension would result in the loss of a visual gap between the application property and no. 7 Mornington Crescent at first floor level. This visual gap is characteristic of the built form of the street scene, and the loss of this would result in giving the street a crowded, terraced effect that would be detrimental to the appearance and feel of the area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

2) UNI2

By virtue of not being stepped back from the front of the application property, the proposed side extension would not appear properly subservient to the recipient property. The roof form of this extension, along with the addition of two hipped roof half-dormer windows, would give the front of the property an overly complex and disruptive appearance that would detract from the form of the recipient property and the wider street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

3) UNI3

By virtue of stepping in from the side and having a part flat and part pitched roof that would be significantly lower than the ridge height of the house, the proposed side extension would cause the rear of the property to have a disjointed appearance and an overly complex form that would not complement the design of the recipient property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

BH2013/01873

18 Mansfield Road Hove

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

Applicant: Michael Shalabi

Officer: Helen Hobbs 293335

Refused on 12/08/13 DELEGATED

1) UNI

The development is not permitted development under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that the extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres.

BH2013/01995

18 Middleton Avenue Hove

Creation of dormer to front elevation.

Applicant: Mr Andrew Page

Officer: Mark Thomas 292336

Refused on 12/08/13 DELEGATED

1) UNI

The proposed dormer would be unduly bulky and would dominate the front roof slope, causing significant harm to the character and appearance of the recipient property and the wider street scene. As such, the proposed dormer would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD 12: Design guide for extensions and alterations.

BH2013/02085

25a Marine Avenue Hove

Erection of single storey rear extension, revised fenestration to rear at ground floor level and installation of new entrance door and landscaping works to rear.

Applicant: Mr & Mrs T Lewis

Officer: Mark Thomas 292336

Approved on 19/08/13 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

The development hereby permitted shall 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 ground floor, roof, location and block plans	199MA25/01	-	24 June 2013
Existing elevations	199MA25/02	-	24 June 2013
Proposed floor and roof plans	199MA25/03	-	24 June 2013
Proposed elevations	199MA25/04	-	24 June 2013

BH2013/02126

12 Marmion Road Hove

Erection of single storey rear side extension.

Applicant: Mr Rob Beer

Officer: Mark Thomas 292336

Approved on 23/08/13 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 ground floor, roof, site location and block plans	196MR12/01	-	25 June 2013
Existing elevations	196MR12/02	-	25 June 2013
Proposed floor and roof plans	196MR12/03	-	25 June 2013
Proposed elevations	196MR12/04	-	25 June 2013

BH2013/02127

12 Marmion Road Hove

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

Applicant: Mr Ben Joseph

Officer: Mark Thomas 292336

Approved on 23/08/13 DELEGATED

BH2013/02214

11 Amesbury Crescent Hove

Erection of a single storey rear extension. Installation of additional rooflight to rear roof slope.

Applicant: Mr & Mrs McConway

Officer: Clare Simpson 292454

Approved on 23/08/13 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

The development hereby permitted shall 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
Survey ground first floor and roof space plans and location plan	276.13.01		28th June 2013
Survey block plan, elevation and cross section	276.13.02		28th June 2013
Proposed ground, first, second	276.13.03		28th June 2013

Report from: 08/08/13 to 28/08/13

floor plans and block plan			
Proposed block plan, elevations & cross sections	276.13.04		28th June 2013

BH2013/02345

80 Stoneham Road Hove

Application for approval of details reserved by conditions 10 and 11 of application BH2012/03165.

Applicant: Mr Matthew Newbury

Officer: Adrian Smith 290478

Approved on 19/08/13 DELEGATED

BH2013/02421

102 New Church Road Hove

Certificate of lawfulness for proposed change of use from 2no flats (C305) to single dwelling (C3).

Applicant: Ms Angela Konrad

Officer: Adrian Smith 290478

Approved on 13/08/13 DELEGATED

Withdrawn Applications

BH2013/02109

29 Glebe Villas Hove

Erection of single storey rear and side extension.

Applicant: Mr & Mrs Parkinson

Officer: Helen Hobbs 293335

WITHDRAWN ON 21/08/13

