

PLANS LIST 09 October 2013

BRIGHTON & HOVE CITY COUNCILLIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING & PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2013/02180

45 & 47 Westfield Crescent Brighton

Erection of adjoining single storey rear extensions with stores below.

Applicant:M Bishop & J Lansdale

Officer:Chris Swain 292178

Approved on 09/09/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The extensions to Nos. 45 and 47 Westfield Crescent hereby permitted shall be built concurrently and not independently of one another.

Reason: To safeguard the amenities of the occupiers of both No.45 and No.47 Westfield Avenue from potential loss of outlook or overbearing development should only one of the properties be extended and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extension and Alterations (SPD012).

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans, elevations and site plan		1	1 July 2013
Existing plans and elevations		2	12 July 2013
Proposed plans and elevations		3	5 September 2013

BH2013/02211

Q8 Petrol Station Mill Road Brighton

Erection of a single storey side and rear extension incorporating raising of ridge height and a retaining wall with associated landscaping to create 2no additional parking spaces.

Applicant:MRH Retail Ltd

Officer:Adrian Smith 290478

Approved on 09/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include details of all trees to be retained on site, measures for their protection in the course of development in accordance with BS5837 (2012), and full details of replacement tree planting for the development.

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

4) UNI

No development shall commence until details of disabled car parking provision for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policy TR18 and SPG4.

5) 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 desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(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;

6) UNI

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; 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 nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought

7) UNI

into use until there has been submitted to the local planning authority verification

by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

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

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

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

8) UNI

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

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	1369-05	A	15/07/2013
Existing site and floor plans	1369-02	A	15/07/2013
Existing elevations	1369-03	A	15/07/2013
Proposed site and floor plans	1369-01	A	15/07/2013
Proposed elevations	1369-04	A	15/07/2013

10) UNI

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

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

BH2013/02336

133 Woodbourne Avenue Brighton

Erection of rear extension to replace existing conservatory. (Retrospective).

Applicant: Mr S Hawkes

Officer:Robin K Hodgetts 292366

Approved on 06/09/13 DELEGATED

1) 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 west elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

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 and roof plans, location and block plans	176WA133/01		11/07/13
Existing rear and side elevations	176WA133/02		11/07/13
Proposed ground and roof plans, location and block plans	176WA133/03		11/07/13
Proposed rear and side elevations and section	176WA133/04		11/07/13

BH2013/02338

74 Woodbourne Avenue Brighton

Loft conversion incorporating rooflights to front and rear and dormer to side to create 1no studio flat.

Applicant:Mr Wahid

Officer:Sonia Gillam 292265

Refused on 04/09/13 DELEGATED

1) UNI

The proposed dormer, by virtue of its size, bulk, siting and inappropriate design would form an incongruous and visually dominant addition which would be detrimental to the character and appearance of the building and the visual amenities enjoyed by neighbouring properties, causing harm to the character of the terrace and the street scene. Therefore the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

2) UNI2

The proposed residential unit would result in a poor level of amenity for the future occupants by virtue of a cramped form of development, lack of outlook leading to a sense of enclosure and, in the absence of evidence to the contrary, lack of private, usable amenity space. As such, the proposal would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2013/02384

16 Mayfield Crescent Brighton

Certificate of Lawfulness for the proposed erection of a single storey rear extension.

Applicant:Mr Adam Hughes

Officer:Chris Swain 292178

Refused on 18/09/13 DELEGATED

BH2013/02571

169 Surrenden 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 2.925m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant:Mr & Mrs Hicks

Officer:Chris Swain 292178

Prior approval not required on 09/09/13 DELEGATED

BH2013/02611

81 Woodbourne Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.3m.

Applicant:Mr Jason Champion

Officer:Chris Swain 292178

Prior approval not required on 09/09/13 DELEGATED

PRESTON PARK

BH2013/01778

80 Southdown Avenue Brighton

Erection of single storey side extension.

Applicant:Mr Adam Baines-Holmes

Officer:Pete Campbell 292359

Approved on 02/09/13 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 rooflights hereby approved as part of the extension shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	13/034/02		03/06/2013
Block plan	13/034/03		03/06/2013
Existing and proposed	13/034/01		04/06/2013

floor plans and elevations			
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BH2013/01846

Top Floor Flat 7 Buxton Road Brighton

Loft conversion incorporating front and rear rooflights.

Applicant:Flora Schnider

Officer:Louise Kent 292198

Approved on 02/09/13 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 and proposed plans and elevations	12/098/01A	Amendment	19 August 2013
Site location plan	13/002/02		6 June 2013
Block plan	13/003/03		6 June 2013

BH2013/01872

24 Grantham Road Brighton

Replacement of existing slate roof tiles with redland 49 concrete roof tiles.

Applicant:Parade Properties Ltd

Officer:Chris Swain 292178

Approved on 05/09/13 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 shall be finished in Redland 49 tiles (specification No.30, Slate Grey) and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and location plan			19 June 2013
Ground floor plan			5 June 2005
First floor plan			19 June 2013

BH2013/02155

183 Ditchling Rise Brighton

Loft conversion incorporating rooflights to front and rear.

Applicant:Mr Steve Hadder

Officer:Chris Swain 292178

Approved on 04/09/13 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, block plan, existing and proposed elevations, plans and section	013/2013/PA		10 July 2013

BH2013/02224

Yew Tree House 5B Preston Park Avenue Brighton

Erection of detached shed.

Applicant:Mr & Mrs Mick Paskins

Officer:Robin K Hodgetts 292366

Approved on 03/09/13 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			04/07/13
Proposed south elevation	PAS001		10/07/13
Proposed east elevation	PAS002		10/07/13
Proposed plan	PAS003		10/07/13
Proposed west elevation	PAS004		10/07/13
Existing south elevation	PAS005		10/07/13
Existing west elevation	PAS006		10/07/13
Existing plan	PAS007		10/07/13
Block plan	PAS008		10/07/13

BH2013/02239

11 Lancaster Road Brighton

Erection of single storey rear extension.

Applicant:Mrs Jennifer Atherton

Officer:Andrew Huntley 292321

Approved on 16/09/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	11LR_01		01.07.2013
Proposed Plans, Elevations and Sections	11LR_02		01.07.2013

BH2013/02271

29 Dyke Road Drive Brighton

Formation of raised decking with railings set over two levels to rear of property. (Part Retrospective)

Applicant: Mrs Sarah Lacey

Officer: Chris Swain 292178

Approved on 02/09/13 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 decked area hereby approved shall not be brought into use until the boundary screening indicated on the approved drawings has been installed in its entirety. The screening shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Details as existing before installation	33905/1		8 July 2013
Location plan	33905/3		8 July 2013
Site plan	33905/4		8 July 2013
Details as proposed	33905/5	A	8 July 2013

BH2013/02301

14 Hamilton Road Brighton

Erection of timber shed in front garden to replace existing.

Applicant: Miss Alison Timoney

Officer:Louise Kent 292198

Approved on 29/08/13 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 and block plan			4 July 2013
Existing drawings	01		4 July 2013
Proposed drawings	02		4 July 2013

BH2013/02331

269 Preston Drove Brighton

Installation of replacement condensers to flat roof area and colour alterations to shopfront entrance.

Applicant:The Co-operative Group

Officer:Wayne Nee 292132

Approved on 02/09/13 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
Existing plan	2194.01		03 July 2013
Proposed plan	2194.02		03 July 2013
OS extract	2194.03		03 July 2013

BH2013/02335

59a Beaconsfield Villas Brighton

Relocation of parking space, creation of ramp to front of property and other associated works.

Applicant:Mr & Mrs Fraser Henry

Officer:Wayne Nee 292132

Refused on 09/09/13 DELEGATED

1) UNI

The proposal parking space would be very prominent and harmful to the setting of the house and the coherence of the street scene. Furthermore the proposal would result in the loss of part of the front boundary wall, a feature which is typical of the area. The unsympathetic alterations would be to the detriment of the existing property and the street scene and would fail to preserve or enhance this part of the Preston Park Conservation Area. As such the proposed development is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan, as well as SPD09 Architectural Features.

BH2013/02341

53 Grantham Road Brighton

Loft conversion incorporating insertion of 2no rooflights, alterations to fenestration and removal of existing chimney stack.

Applicant:Mr Dimtri Mantazis

Officer:Andrew Huntley 292321

Approved on 05/09/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans and Elevations	1494/1727		11.07.2013
Proposed Loft Conversion and Alterations	1494/1728	C	08.08.2013

BH2013/02357

91 Havelock Road Brighton

Loft conversion incorporating 1no rooflight to front and 1no rooflight to rear. Construction of a timber studio in the rear garden and associated works.

Applicant:Mr Mark Johnson

Officer:Liz Arnold 291709

Approved on 06/09/13 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 front rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the

roof.

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

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	L-001	-	15th July 2013
Block Plan	L-002		15th July 2013
Existing Plans	L-003	-	15th July 2013
Proposed Drawings	L-004	-	15th July 2013

BH2013/02413

51 Old Shoreham Road Brighton

Loft conversion incorporating rooflight to the front roof slope, inset balcony to the rear and insertion of glazed roof panels to west roofslope.

Applicant: Mr Paul Seivewright

Officer: Liz Arnold 291709

Refused on 03/09/13 DELEGATED

1) UNI

The proposed cut in dormer and associated roof terrace within the rear roofslope of the property would result in an un-traditional, contrived and incongruous addition to the existing property. In addition the proposed dormer window would be of an excessive size and is of a poor design. The proposed dormer would therefore be of detriment of the parent property, the pair of semi-detached properties and the wider area. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The proposed glazed panel, by virtue of their appearance and the excessive amount proposed, would result in an un-traditional and incongruous feature with the west facing roofslope of the property, of detriment of the parent property, the pair of semi-detached properties and the wider area. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

3) UNI3

The proposed glazed panels within the west facing roofslope would represent an un-neighbourly form of development by virtue of resulting in the perceived loss of privacy and overlooking towards the east facing first floor window within no. 53 Old Shoreham Road. As such the development would be of detriment to the amenities of the neighbouring properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02476

11A Preston Park Avenue Brighton

Non Material Amendment to BH2008/03339 to add conditions listing all approved drawings of the existing 27 December 2008.

Applicant: Errol Barrett

Officer: Liz Arnold 291709

Approved on 04/09/13 DELEGATED

BH2013/02706

6 Old Shoreham 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 4.77m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.35m.

Applicant:Mr Marcus Abel

Officer:Chris Swain 292178

Prior approval not required on 12/09/13 DELEGATED

BH2013/02779

Anston House 137-139 Preston Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 44no residential units.

Applicant:Investec Bank

Officer:Anthony Foster 294495

Prior approval not required on 17/09/13 DELEGATED

REGENCY

BH2012/04035

43 Russell Square Brighton

Change of use from single dwelling (C3) to House in Multiple Occupation (Sui Generis) on upper floors and 1no one bedroom basement flat. Alterations including increased roof height of rear extension and provision of slate roof. (Part Retrospective).

Applicant:AR Properties (Brighton) Limited

Officer:Christopher Wright 292097

Refused on 05/09/13 COMMITTEE

1) UNI

The intensity of use by virtue of the subdivision of the building would be harmful to the amenity of future occupiers of the building and to nearby residents contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed development by virtue of its high intensity residential use will lead to an imbalance of types of residential use within the surrounding area contrary to policy QD27 of the Brighton & Hove Local Plan 2005 and policies SA6 and CP21 of the emerging City Plan Part 1.

BH2013/00029

14 Sillwood Road Brighton

Internal alterations to layout of house with associated external changes including reinstatement of front light-well and timber sash window at basement level, removal of rear timber steps and doorway and reinstatement of stone steps and installation of solar slates to roof.

Applicant:Ms Shan Lancaster

Officer:Helen Hobbs 293335

Refused on 02/09/13 DELEGATED

1) UNI

The proposed basement window to be reinstated would be an inappropriate alteration for this historic building, due to the window pattern, pane sizes and non-traditional joinery sections. The proposals are therefore contrary to policy HE 1 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted with the application in relation to the reopening of the archway between the front and rear ground floor rooms, the conversion of the basement rear room, the reinstatement of the basement stairs, joinery details of the basement light well window and the rear basement courtyard stone steps and their railings, to ensure that the works would not have an adverse impact upon the Grade II listed building and therefore is contrary to policy HE 1 of the Brighton and Hove Local Plan.

BH2013/01230

Mitre House 149 Western Road Brighton

Application for Approval of Details reserved by condition 13 of application BH2011/03434.

Applicant:Mr Anthony Crabtree

Officer:Guy Everest 293334

Approved on 10/09/13 DELEGATED

BH2013/01835

Flats 3 & 4 34 Bedford Square Brighton

External alterations to front elevation including installation of timber box frame sash windows to second and third floor bay windows and installation of new cornices.

Applicant:Bindreley Ltd

Officer:Christopher Wright 292097

Approved on 02/09/13 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 all existing and new sash windows and their reveals and sills, 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 windows shall be painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and 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 Map			3 Jun 2013
Photographs x 7			3 Jun 2013
Existing and Proposed Front Elevations	PL01	Rev A	3 Jun 2013
Bay windows - details	PL02		3 Jun 2013

BH2013/01838

Flats 3 & 4 34 Bedford Square Brighton

External alterations to front elevation including installation of timber box frame sash windows to second and third floor bay windows and installation of new cornices.

Applicant: Bindreley LTD

Officer: Christopher Wright 292097

Approved on 02/09/13 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

No works shall take place until full details of all existing and new sash windows and their reveals and sills, 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 windows shall be painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and 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.

BH2013/01901

10-12 Grand Junction Road Brighton

Display of externally illuminated scaffolding shroud.

Applicant: Mr Steven Tokaya

Officer: Adrian Smith 290478

Approved on 02/09/13 DELEGATED

1) UNI

This consent expires on 1 April 2014 or until the scaffolding is no longer required for the buildings works, whichever is the sooner. At the end of this period of consent the advertisement shall be removed.

Reason: In the interests of the visual amenity and to preserve the character of the Old Town Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.

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

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) UNI

The intensity of the illumination of the advertisement display shall not exceed 600 candelas per square metre.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

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

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

8) UNI

The advertisement shall not be illuminated except between the hours of 07:00 and 23:00 daily.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

9) 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.

BH2013/02044

128 Western Road Brighton

Display of externally illuminated fascia sign and advertisement awning (retrospective).

Applicant:Mr Adil

Officer:Helen Hobbs 293335

Refused on 13/09/13 DELEGATED

1) UNI

The method of illumination, due to the excessive size and projection of the lamps, represents an inappropriate and unduly prominent feature, to the detriment of the visual amenity of the street scene and the surrounding conservation area. The proposal is thereby contrary to Policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 'Advertisements' (SPD07).

2) UNI2

The canopy, due to its height from the pavement, could cause an obstruction or compromise public safety. The proposal is thereby contrary to Policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 'Advertisements' (SPD07).

BH2013/02118

4 Powis Square Brighton

Application for Approval of Details Reserved by Conditions 2, 6 and 7 of application BH2013/00159.

Applicant:Ms Hilary Morison

Officer:Robert McNicol 292322

Approved on 03/09/13 DELEGATED

BH2013/02227

4 Powis Grove Brighton

Relocation and widening of front entrance to facilitate vehicle crossover, formation of hardstanding and dropped kerb.

Applicant:Mr Matthew Hyde

Officer:Jason Hawkes 292153

Refused on 09/09/13 DELEGATED

1) UNI

The scheme results in a significant gap in an attractive boundary wall and would result in a prominent hardstanding which would slope up from the road. Given the appearance and prominence of the proposal, the scheme would stand out in the street scene and would result in an inappropriate alteration to the detriment of the character of the street scene and conservation area. The proposal is therefore contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan and the guidance set out in SPD9: Architectural Features and SPD12: Design Guide for Extensions and Alterations.

BH2013/02232

4A Powis Square Brighton

Application for Approval of Details Reserved by Conditions 2 and 6 of application BH2013/00158.

Applicant:Ms Hilary Morison

Officer:Robert McNicol 292322

Approved on 03/09/13 DELEGATED

BH2013/02248

1 Hampton Place BN1 3DA

Conversion of first floor 1no three bedroom flat to form 2no one bedroom flats.

Applicant:Mrs Natasha Hay

Officer:Jason Hawkes 292153

Refused on 05/09/13 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan states that planning permission will be granted for the conversion of dwellings into smaller units of self-contained accommodation when the original floor area of the unit is greater than 115 square metres or the unit has more than 3 bedrooms as originally built. The policy also states at least one unit of accommodation provided should be suitable for family accommodation and has a minimum of two bedrooms. The floor area of the existing flat is less than 115 square metres and the unit does not have more than 3 bedrooms as originally built. Additionally, the proposed conversion results in the formation of two one-bedroom flats which are not suitable for family accommodation. The scheme is therefore contrary to the above policy and results in the loss of a unit of accommodation which is suitable for smaller households.

BH2013/02255

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Display of 2no non-illuminated pole mounted free standing stack boards.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Approved on 11/09/13 DELEGATED

1) UNI

This consent shall expire on 6th June 2014. At the end of this period of consent the advertisement shall be removed unless further consent to display has been given by the Local Planning Authority.

Reason: In the interests of the visual amenity and to preserve the character of the Montpelier and Clifton Hill Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.

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

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.

4) 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.

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

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.

BH2013/02259

Waitrose Ltd 130 - 134A Western Road Brighton

Replacement of 2no existing plant chiller units with 2no mechanical water cooled plant chiller units.

Applicant:Waitrose Ltd

Officer:Steven Lewis 290480

Approved on 02/09/13 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	13-024-AZ(p)-020	-	02/07/2013
Existing Roof Plant Elevations	13-024-YE(p)-010	-	10/07/2013
Proposed Roof Plant Elevations	13-024-AE(P)-010	-	10/07/2013
Roof Plan - Proposed Layout	13-024-AG-R01	(P)	02/07/2013
Roof Plan - Existing Layout	13-024-YA(P)-R01	-	02/07/2013
Plant Noise Impact Assessment	-	-	02/07/2013

BH2013/02273

4 Windlesham Court Windlesham Gardens Brighton

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

Applicant:Ian Hill

Officer:Jason Hawkes 292153

Approved on 10/09/13 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			19th July 2013
Proposed Window Specification			9th July 2013
Existing Window Photographs			9th July 2013
Synerjy Brochure			9th July 2013

BH2013/02287

130 - 134A Western Road Brighton

Alterations to shopfront, extension of existing canopy and associated works.

Applicant:Waitrose Ltd

Officer:Steven Lewis 290480

Approved on 02/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	13-024-AZ(P)-001	-	12/07/2013
Block Plan	13-024-AZAZ-002	-	12/07/2013
External Elevations	13/-24-AE(P)-001	-	12/07/2013

BH2013/02360

31 Victoria Street Brighton

Erection of rear conservatory to replace existing, insertion of bi-folding doors to replace rear window and replacement of existing first floor bathroom window.

Applicant:Ms Corinne Blackburn

Officer:Jason Hawkes 292153

Approved on 09/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing & proposed elevations	0229-13-01		15th July 2013
Existing & proposed floor plans	0229-13-02		15th July 2013
Location plan	0229-13-04		15th July 2013
Site plan	0229-13-05		15th July 2013

BH2013/02391

73 Upper North Street Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr P Sharp

Officer: Jason Hawkes 292153

Refused on 10/09/13 DELEGATED

BH2013/02420

Flats 3 & 4 15 Montpelier Crescent Brighton

Internal alterations to convert 1no first floor one bedroom flat and 1no second floor two bedroom flat into 1no three bedroom maisonette.

Applicant: Suzanne Hodgart

Officer: Helen Hobbs 293335

Approved on 09/09/13 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, pipe work (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

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

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

4) UNI

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.

BH2013/02474

The Old Ship Hotel 31-38 Kings Road Brighton

Installation of glazed screens to pavement to the front elevation to facilitate the creation of external seating area.

Applicant: The Old Ship Hotel (Brighton) Ltd

Officer: Steven Lewis 290480

Refused on 10/09/13 DELEGATED

1) UNI

The permanent screens would be prominent and very visible in views along the seafront and would significantly alter the setting of the hotel. The screens are at odds with the open setting of the hotel and adjacent buildings and would visually clutter the otherwise simple public realm, detracting from the historic environment, and would fail to preserve the open character and setting of the seafront and the coherent building line of Kings Road and Old Town Conservation Area This is contrary to policy HE6 of the Brighton & Hove Local Plan 2005.

BH2013/02482

6-6A Stone Street & 13A Castle Street (and Adjacent Garage) Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 6no residential units.

Applicant: Mr Arif Bhimji

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 16/09/13 DELEGATED

1) UNI

In accordance with the provisions of paragraph N (3) 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 proposed development, in the opinion of the local planning authority, would not result in either 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, TR14, TR19 and HO7 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
Site location & block plans	TA730/01		22 Jul 2013
Existing lower ground floor plan	TA730/02		22 Jul 2013
Existing ground floor plan	TA730/03		22 Jul 2013
Existing first floor plan	TA730/04		22 Jul 2013
Existing second floor plan	TA730/05		22 Jul 2013
Existing elevations 1	TA730/06		22 Jul 2013
Existing elevations 2	TA730/07		22 Jul 2013
Existing elevations 3	TA730/08		22 Jul 2013
Existing sections 1	TA730/09		22 Jul 2013
Existing sections 2	TA730/10		22 Jul 2013
Existing sections 3	TA730/11		22 Jul 2013
Proposed lower ground plan	TA730/20		22 Jul 2013
Proposed ground floor plan	TA730/21		22 Jul 2013
Proposed first floor plan	TA730/22		22 Jul 2013
Proposed second floor plan	TA730/23		22 Jul 2013

BH2013/02529

Ovest House 58 West Street Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 16no residential units.

Applicant:Property Investment Holdings Limited

Officer:Christopher Wright 292097

Prior Approval is required and is refused on 18/09/13 DELEGATED

1) UNI

In accordance with the provisions of paragraph N (3) 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 proposed development, in the opinion of the local planning authority, would not result in either 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, 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
Location Plan			24 Jul 2013
Proposed Floor Plans	24	B	24 July 2013

ST. PETER'S & NORTH LAINE

BH2013/01127

125 Queens Road Brighton

Removal of existing air conditioning units and replacement of windows with weather intake louvres for internal plant room to rear elevation.

Applicant:Williams Southern

Officer:Robert McNicol 292322

Approved on 03/09/13 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 air conditioning units hereby approved shall only operate between the hours of 07.00 and 23.00 daily.

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

3) UNI

The air conditioning system hereby approved, including all plant and ductwork,

shall be installed with anti-vibration mounts and shall be isolated from the building structure.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plans	R13/17 D/00		19 April 2013
Existing floor plan	R13/17 D/01	A	21 June 2013
Existing rear elevation	R13/17 D/06		8 April 2013
Existing side elevation	R13/17 D/07		21 June 2013
Proposed floor plan	R13/17 D/211	A	21 June 2013
Proposed rear elevation	R13/17 D/215		8 April 2013
Proposed side elevation	R13/17 D217		21 June 2013
Proposed extract and intake a/c layout	RF84446 SK002A		19 April 2013
Plant noise assessment	April 2013		26 April 2013
Inverter heat pump specifications	SRK-ZJ		8 April 2013

BH2013/01316

Telephone Boxes New Road Brighton

Change of use of phone boxes to food and drink kiosks (A1).

Applicant: Thinking Outside The Box

Officer: Anthony Foster 294495

Approved on 10/09/13 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 not be used except between the hours of 0800 and 2100 Monday to Sundays, Bank and Public Holidays.

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

3) UNI

No tables, seating or paraphernalia associated with the use hereby approved shall be placed on the highway immediately to the west of the phone boxes.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	DN001		02/05/2013
Location Plan	DN002		02/05/2013
Existing Plans, Elevations,	DN003		02/05/2013

Sections			
Proposed Plans, Elevations, Sections	DN004		02/05/2013
Proposed Module Plans, Elevations, Sections	DN005		02/05/2013
Details	DN005		02/05/2013

BH2013/01437

25 Guildford Street Brighton

Replacement of existing windows to front with enlarged timber windows.

Applicant:Ms C Downes

Officer:Louise Kent 292198

Approved on 05/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

Within one month of their installation, the window sills hereby approved shall be painted to match the colour of the front elevation.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Elevations	001		8 May 2013
Sections for windows	003		8 May 2013
Site and location plan	00		8 May 2013

BH2013/01609

24-25 Queens Road and 30 Crown Gardens Brighton

Refurbishment and alterations to existing house including raised roof height and front dormer. Erection of adjoining 3-bedroom house (Use Class C3) to South of existing dwelling and provision of basement storage area for use by Masonic Centre.

Applicant:P.G.L.S. Ltd

Officer:Jonathan Puplett 292525

Approved on 03/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No cables, wires, aerials, pipe work (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

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

No extension, enlargement, alteration or provision within the curtilage of the of the dwelling house(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

Other than the requirement for a covered entrance, 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.

7) UNI

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

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

8) UNI

The 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 new dwelling hereby approved, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

9) UNI

No development shall take place until joinery details at 1:20 and 1:1 scales of all proposed external windows and doors have been submitted to and approved in

writing by the Local Planning Authority.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the new dwelling hereby approved 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.

11) UNI

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

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

12) UNI

No development shall 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

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

14) UNI

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

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

15) UNI

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

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

16) UNI

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
Location Plan			17/05/2013
Block Plan			29/05/2013
Proposed Floor Plans, Elevations and Sections	01	A	30/05/2013
Proposed Floor Plans, Elevations and Sections	02		17/05/2013
Proposed Street scene	03		17/05/2013
Proposed Floor Plans	04		17/05/2013

BH2013/01610

24-25 Queens Road and 30 Crown Gardens Brighton

Refurbishment and alterations to existing house including raised roof height and front dormer. Erection of adjoining 3-bedroom house (Use Class C3) to South of existing dwelling and provision of basement storage area for use by Masonic Centre.

Applicant:P.G.L.S. Ltd

Officer:Jonathan Puplett 292525

Approved on 03/09/13 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 joinery details at 1:20 and 1:1 scales of all proposed external windows and doors have been submitted to and approved in writing by the Local Planning Authority.

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

3) UNI

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

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.

5) UNI

No cables, wires, aerials, pipe work (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.

BH2013/01957

Brighton Station Queens Road Brighton

Internal alterations to facilitate creation of new retail unit to unit 9 of Mocotta building with installation of external signage and relocation of roof top air conditioning unit (Retrospective).

Applicant:WH Smith

Officer:Liz Arnold 291709

Approved on 02/09/13 DELEGATED

1) UNI

Within two months of the date of this consent, where conduit supports and/or cable tray fixings have already been made into beams they shall be removed and re-fixed to the flat areas of ceiling only as shown in drawing no. 04 Rev. D received on the 21st August 2013. No fixings for the lighting conduit supports and/or cable trays shall be made into the down stand beams or mouldings.

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

2) UNI

Within 2 months of the date of the consent, the existing doors to the office and stockroom areas shall be replaced with the new doors hereby approved, as shown in drawing no. 03 Rev. C received on the 21st August 2013.

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

3) UNI

Within two months of the date of this consent, the riser to the internal pipe work/cabling to the air conditioning unit shall be clad in galvanised ducting as shown in drawing no. 04 Rev. D received on the 21st August 2013.

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

BH2013/02017

The Wine & Tasting Room 9 Jubilee Street Brighton

Display of non-illuminated projecting sign (Retrospective).

Applicant:Mr Sam Devaney

Officer:Liz Arnold 291709

Approved on 02/09/13 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.

BH2013/02094

68 Park Crescent Road Brighton

Erection of a single storey rear extension.

Applicant:Mr C Demetriou

Officer:Sonia Gillam 292265

Refused on 29/08/13 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, form and massing would form a bulky and unsympathetic feature resulting in an overextended appearance to the property. Additionally, by reason of its inappropriate form and architectural detailing, the proposal would fail to demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. As such, the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document SPD12.

2) UNI2

The proposed development, by virtue of its height, level of projection and siting directly adjacent to the boundary with the neighbouring property, no. 69 Park Crescent Road, would result in an unneighbourly form of development, which, due to the potentially non-permanent form of screening between the properties,

could appear overbearing and potentially result in a material loss of outlook and light to this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers of this property contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document SPD12.

BH2013/02105

35 Marlborough Place Brighton

Internal and external renovation works including alterations of front boundary wall, repairs to front elevation, boxing out in basement stairwell, replacement of external basement door, alterations to boundary walls to rear garden, natural slate roofing to rear lean-to extension, raised decking in rear garden, 6no downlighters to kitchen, fireplace to ground floor living room and first floor bedroom and replacement of skirting boards and architraves (Retrospective).

Applicant:Mrs C Lewin

Officer:Anthony Foster 294495

Refused on 02/09/13 DELEGATED

1) UNI

Cumulatively the alterations to the front entrance, by virtue of inappropriate detailing and proportions, detract from the character and appearance of the grade II Listed Building contrary to policies HE1 & HE4 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

2) UNI2

The internal alterations to the 2nd floor bedrooms, by virtue of inappropriate detailing, detract from the character and appearance of the grade II Listed Building contrary to policies HE1 & HE4 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

BH2013/02178

Flat at 3 Lewes Road Brighton

Replacement of first floor bay window with UPVC double glazed unit.

Applicant:Mr Jian Ming Shi

Officer:Andrew Huntley 292321

Approved on 05/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			16.07.2013
Window Detail			28.06.2013
Window Profiles			28.06.2013
Window Photo			28.06.2013

BH2013/02315

67A Upper Gloucester Road Brighton

Erection of a single storey rear extension to replace existing incorporating external fire escape and creation of open courtyard with associated alterations.

Applicant:Mr Frederick Wassenaar

Officer:Andrew Huntley 292321
Refused on 10/09/13 DELEGATED

1) UNI

The proposed railings and stairs would appear as a visually incongruous addition to the building by reason of the inappropriate materials being proposed. This, together with the poor roofing materials and large expanse of wall would detract from the appearance of the property and the West Hill Conservation Area. In addition, the resultant exposure of the air conditioning unit at first floor level would also harm the character and appearance of the building and the conservation area. The proposal 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.

BH2013/02330

55 Frederick Street Brighton

Erection of single storey rear extension.

Applicant:Mr Robin Thompson

Officer:Chris Swain 292178

Refused on 10/09/13 DELEGATED

1) UNI

The proposed addition, by reason of scale, design, siting, form and depth would result in an unsympathetic and contrived addition that detracts from the original form of the building, resulting in an overextended property to the detriment of the appearance and character of the building, the wider terrace and the North Laine Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012)

BH2013/02334

125 Queens Road Brighton

Alterations to shop front including installation of automatic sliding entrance door.

Applicant:Mr Steve Fitzgerald

Officer:Louise Kent 292198

Approved on 09/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan	D/00		11 July 2013
Existing floor plan	D/01	Rev. A	11 July 2013
Existing front elevation	D/05		11 July 2013
Proposed floor plan	D/11		11 July 2013
Proposed front elevation	D/15		11 July 2013

BH2013/02506

The Level Ditchling Road Brighton

Application for approval of details reserved by condition 6 of application BH2012/01598.

Applicant: Mrs Gill Thompson

Officer: Liz Arnold 291709

Approved on 02/09/13 DELEGATED

BH2013/02607

Brighton Station Queens Road Brighton

Erection of single storey storage building on Platform 8.

Applicant: Southern Railway Ltd

Officer: Liz Arnold 291709

Approved on 11/09/13 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.

WITHEAN

BH2012/03673

Blocks A & B Kingsmere London Road Brighton

Erection of additional storey to Blocks A and B to create 8 no flats with private roof gardens, with associated cycle storage. (Amended description)

Applicant: Anstone Properties Ltd

Officer: Steven Lewis 290480

Approved after Section 106 signed on 04/09/13 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	A2112/02	-	22/01/2013
Existing Plan	A2112/03	A	20/11/2012
Existing elevations	A2112/04	A	20/11/2012
Existing Side elevations	A2112/05	A	20/11/2012
Proposed Plan & West Elevation	A2112/06	A	20/11/2012
Proposed Elevations	A2112/07	A	20/11/2012
Existing Roof Plan	A2112/08	A	20/11/2012
Proposed Plan	A2112/10	A	20/11/2012
Proposed Plan	A2112/11	A	20/11/2012

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

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

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

6) 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 construction of the cycle storage has been submitted to and approved in writing by the Local Planning Authority. This should 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.

7) UNI

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

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

8) UNI

Prior to the commencement of development, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

(a) A plan showing the location of, and allocating a reference number to, each existing tree, shrub and hedgerow on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees, shrubs and hedgerows are to be retained and the crown spread of each retained tree.

(b) Details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply.

(c) Details of any proposed topping or lopping of any retained tree or any tree on land adjacent to the site.

(d) Details of any proposed alterations in existing ground levels, and the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site, or within a distance from any retained tree or any tree on land adjacent to the site, equivalent to half the height of that tree.

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

Reason: To protect the arboricultural and visual amenity of protected trees within the vicinity of the development and to enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

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.

10) UNI

Prior to the commencement of the development, details of a scheme of works to lower the kerb and footway to improve the pedestrian link in front of the proposed site are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

11) UNI

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

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

12) UNI

Notwithstanding the approved floor plans, the development hereby permitted shall not commence until revised floor plans incorporating lifetime home standards have been submitted and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details and retained 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.

BH2013/00293

Land West of Redhill Close Brighton

Application for variation of conditions 8 and 13 of application BH2010/00692 (Outline application for 31 dwellings (0.62 ha) with public open space (2.11 ha) and approval of reserved matters for layout, access and landscaping) to change the wording within the condition to state that the development will achieve a Sustainable Homes Code Level 4 in respect of plots 1-14 and block 1, and Sustainable Homes Code Level 5 in respect of plots 15-22 and block 2.

Applicant: Bellway Homes (South East) Ltd

Officer: Guy Everest 293334

Approved after Section 106 signed on 29/08/13 COMMITTEE

1) UNI

No residential development pursuant to plots 15-22 (inclusive) or Block 2 (plots 27-31) shall commence until a Design Stage / Interim Code for Sustainable Homes Certificate demonstrating that development achieves Code Level 5 for these 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.

2) UNI

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

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

3) UNI

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

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

4) UNI

No development shall take place until a Nature Conservation Report assessing current nature conservation interest and setting out a scheme to protect and enhance such interest as been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In the interests of nature conservation and in accordance with policy QD17 of the Brighton & Hove Local Plan.

5) 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.

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

Plots 15-22 (inclusive) and Block 2 (plots 27-31) shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that these residential units have achieved a Code for Sustainable Homes rating of Code Level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) UNI

Plots 1-14 (inclusive) and Block 1 (plots 23-26) shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that these residential units have 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.

9) UNI

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

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

10) UNI

No development shall commence until a scheme to enhance the nature conservation interest of all of the land other than the open space land 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.

11) UNI

The development hereby permitted shall be commenced before 13th July 2014 or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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

12) UNI

a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval before 13th July 2014:

(i) scale;

(ii) appearance;

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Survey	S01	A	09/03/2010
Location Plan	S02		09/03/2010
Indicative Site Layout	P01		09/03/2010
Indicative Site Sections	P02		09/03/2010
Design Statement (OSP Architecture)			09/03/2010
Sustainability Statement and Checklist (Blue Sky Unlimited)			09/03/2010
Ecological Assessment (Hankinson Duckett Associates)			09/03/2010
Landscape and Visual Impact Assessment (Hankinson Duckett Associates), which includes drawing HDA5 - landscaping and ecological			
masterplan and HDA6 - playspace elements			09/03/2010
Flood Risk Assessment (Monson Engineering)			09/03/2010
Tree Survey Report (Simon Pryce Arboriculture)			09/03/2010
Open Space and Recreation Assessment (Humberts Leisure)			09/03/2010
Transportation Assessment (Motion Consulting)			09/03/2010
Waste Minimisation Statement			09/03/2010
CfSH & Energy Review (BBS)			29/05/2013

14) UNI

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

Reason: To enhance the appearance of the development in the interest of the

visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

15) UNI

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 dwelling houses 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.

16) UNI

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

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

17) UNI

No residential development pursuant to plots 1-14 (inclusive) or Block 1 (plots 23-26) shall commence until a Design Stage / Interim Code for Sustainable Homes Certificate demonstrating that development achieves Code Level 4 for these 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.

BH2013/02071

35 Tivoli Road Brighton

Certificate of lawfulness for proposed single storey side extension.

Applicant:Dr Maryam Teschke-Panah

Officer:Mark Thomas 292336

Refused on 16/09/13 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended. The proposal is to enlarge an existing extension. The enlarged extension would have a width greater than half the width of the original dwelling house, and would protrude in excess of 4m beyond the rear elevation of the main house, contrary to criteria (e) and (h) of Class A.

BH2013/02218

70 Windmill Drive Brighton

Removal of existing rear balcony, alterations to rear flat roof, installation of dormer and rooflight to front roofslope and alterations to existing front porch.

Applicant:Mr R Smithson

Officer:Robert McNicol 292322

Approved on 05/09/13 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 rear extension shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

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 ground floor plan	02-0613		28 June 2013
Existing first floor plan	02-0613a		28 June 2013
Existing elevations	02-0613b		28 June 2013
Proposed ground floor plan	02-0613c		28 June 2013
Proposed first floor plan	02-0613d	Revised 29/08/2013	29 August 2013
Proposed elevations	02-0613k	Revised 29/08/2013	29 August 2013
Site location plan	02-0613n		28 June 2013
Existing block plan	02-0613o		28 June 2013
Proposed block plan	02-0613p		28 June 2013

BH2013/02220

70 Windmill Drive Brighton

Removal of existing rear balcony, installation of replacement balcony incorporating alterations to rear flat roof, balustrading and obscure glass panels.

Applicant: Mr R Smithson

Officer: Robert McNicol 292322

Refused on 05/09/13 DELEGATED

1) UNI

The enlarged roof terrace would represent an unneighbourly form of development and allow additional views toward the rear garden of 68 Windmill Drive, resulting in adverse levels of overlooking, a loss of privacy causing demonstrable harm to residential amenity currently enjoyed by residents of that dwelling. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The addition of 1.8m high obscure glazed screens to either end of the enlarged roof terrace would give this part of the recipient property an excessively enclosed and bulky appearance. Due to their position, form and size, these high end screens would also be unsympathetic to the domestic scale and appearance 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.

BH2013/02266

38 Maldon Road Brighton

Erection of single storey rear extension.

Applicant:Mr Andy Barr

Officer:Mark Thomas 292336

Refused on 05/09/13 DELEGATED

1) UNI

The proposed infill side/rear extension, by virtue of its height, depth, positioning and proximity to the shared boundary with no. 40 Maldon Road, would have an overbearing impact on occupiers of this neighbouring property, resulting in a loss of outlook, overshadowing and an increased sense of enclosure. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and Supplementary Planning Document (SPD) 12: design guide for extensions and alterations.

2) UNI2

The proposed sliding doors to the rear elevation would appear unduly large, lacking in vertical emphasis and would therefore relate poorly to the scale and proportions of existing fenestration to the rear elevation. As such, the development would result in unacceptable harm to the character and appearance of the recipient property, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD) 12: design guide for extensions and alterations.

BH2013/02272

15 Glen Rise Brighton

Application to extend time limit for implementation of previous approval BH2010/02275 for erection of two storey extensions to front, rear and side elevations. Erection of rear conservatory. Roof alterations including raising of the ridge height and installation of rooflights to rear and side roofslopes. Alterations to windows and doors to all elevations.

Applicant:Mr Manoj Agrawal

Officer:Mark Thomas 292336

Approved on 09/09/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	A766/01/A	-	13 September 2010
Block plan	A766/02/A	-	13 September 2010

Existing plans and elevations	A766/03	-	22 July 2010
Proposed ground floor plan	A766/04	-	22 July 2010
Proposed first floor plan	A766/05	-	22 July 2010
Proposed roof plan	A766/06	-	22 July 2010
Proposed elevations	A766/07/A	-	13 September 2010
Existing roof plan	A766/08	-	4 August 2010
Proposed contextual elevation	A766/11	-	13 September 2010
Proposed roof plan	A766/10	-	13 September 2010

BH2013/02293

6 Loyal Parade Brighton

Change of use from retail (A1) to medical/health services (D1).

Applicant: Miss Allison Jeffery

Officer: Mark Thomas 292336

Refused on 06/09/13 DELEGATED

1) UNI

The application fails to adequately demonstrate that a retail use (A1) is no longer economically viable within the unit or the wider local parade. This is contrary to policy SR7 of the Brighton & Hove Local Plan.

2) UNI2

The applicant fails to confirm the type of D1 use proposed, and in the absence of this information an open D1 could cause harm to the amenity of occupiers of neighbouring properties, in particular occupiers of the residential uses above. As such, the proposed change of use would be contrary to policies SR7 and QD27 of the Brighton & Hove Local Plan.

BH2013/02323

Land adjacent to 1 Woodside Avenue Brighton

Erection of detached 3 bedroom three storey dwelling house.

Applicant: Mr Bill Faust

Officer: Clare Simpson 292454

Approved on 05/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No scrub clearance or site set-up shall take place during the months of March to September inclusive. Scrub clearance shall take place under the supervision of a qualified ecologist at all times.

Reason: To protect nesting bird habitat and ensure the impact of the development on existing nature conservation features is minimised in accordance with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document 11 on Nature Conservation.

4) 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.

5) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwelling house(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 windows in the south west 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.

7) UNI

The development shall be carried out in accordance with following approved samples. Walls: Painted white render, Roof: Spanish Slate. These materials shall be retained in place thereafter.

Reason: To ensure a satisfactory appearance to the development in accordance with QD1 and QD2 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the landscaping details shown on drawing number 099-PA-100 a revised landscaping plan shall be submitted to a approved by the Local Planning Authority in writing. The plan shall accurately show the roof plan on the building and identify the exact species, numbering, location and maturity of the proposed planting and the location and detail of hard surfaces.

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

9) UNI

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

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

10) UNI

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

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

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

12) UNI

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

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.

13) UNI

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

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

14) UNI

Prior to the commencement of development on site, detailed drawings including levels, sections and construction details of the proposed vehicle access, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be occupied until these works have been fully implemented in accordance with the approved details

Reason: As insufficient information has been submitted and to ensure that works constitute safe development and to comply with policies TR1, TR7, TR8 and TR19 of the Brighton & Hove Local Plan.

15) UNI

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

Reason: To ensure the stability of the boundary wall structures and to comply with Policy TR7 of the Brighton & Hove Local Plan.

16) UNI

No development shall take place until 1:50 scale drawings and samples of the proposed balconies and screening for the terraces are submitted to and approved by the Local Planning Authority in writing.

Reason: As insufficient information has been submitted and to ensure the

development does not cause any significant loss of amenity to neighbouring occupiers to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

17) 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 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

18) 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 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

19) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing location and block plan	0997-PA-001	A	22nd August 2013
Existing topographical Survey	0997-PA-002		9th July 2013
Existing section and elevation	0997-PA-003		9th July 2013
Proposed ground floor plan	0997-PA-010		9th July 2013
Proposed first floor plan	0997-PA-011		9th July 2013
Proposed second floor plan	0997-PA-012		9th July 2013
Proposed third floor plan	0997-PA-013	A	22nd August 2013
Proposed roof plan	0997-PA-014	A	22nd August 2013
Proposed south east facing elevation	0997-PA-015		9th July 2013
Proposed south west facing elevation	0997-PA-016	A	22nd August 2013
Proposed north east facing elevation	0997-PA-017	A	22nd August 2013
Proposed north west facing elevation	0997-PA-018		9th July 2013
Proposed south east facing street elevation	0997-PA-018		22nd August 2013
Proposed Section A-A	0997-PA-020		9th July 2013

Landscaping Plan	0997-PA-100	22nd August 2013
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BH2013/02326

2 Glen Rise Brighton

Certificate of lawfulness for proposed single storey rear extension and associated alterations.

Applicant:Mr & Mrs Sanders

Officer:Helen Hobbs 293335

Refused on 02/09/13 DELEGATED

1) UNI

Due to the proposed extension projecting from further than 4 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.

BH2013/02339

43 Surrenden Road Brighton

Loft conversion incorporating rooflights to front and side. Installation of decking to rear with stairs to garden.

Applicant:Mrs Vivienne Alder

Officer:Andrew Huntley 292321

Approved on 02/09/13 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 rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

No development shall take place until full details of a privacy screen on the southern boundary of the terrace has 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 prior to first use of the terrace 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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Loft Conversion and Rear Terrace	AL/02/A		16.08.2013

BH2013/02348

52 Bramble Rise Brighton

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

pitched roof of existing rear extension to form flat roof.

Applicant:Dr Brian Dalley

Officer:Mark Thomas 292336

Refused on 06/09/13 DELEGATED

BH2013/02351

St Bernadettes RC Primary School London Road Brighton

Replacement of window with new main entrance door, erection of new canopy, rebuilding of existing low level wall with balustrading above and associated works.

Applicant:The Governors of St Bernadettes Catholic Primary School

Officer:Wayne Nee 292132

Approved on 17/09/13 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 location plan	1302-P-01		03 July 2013
Proposed block plan	1302-P-02		03 July 2013
Existing plan	1302-P-03		03 July 2013
Proposed plan	1302-P-04	A	23 July 2013
Existing elevations	1302-P-05	A	23 July 2013
Proposed elevations	1302-P-06	A	23 July 2013

BH2013/02436

53 Surrenden Crescent Brighton

Erection of a single storey rear extension with associated external alterations including insulated render to all elevations and additions and alterations to fenestration.

Applicant:Ms M Lucas

Officer:Mark Thomas 292336

Approved on 12/09/13 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 site location and block plan	1303/100/*	-	19 July 2013
Proposed site location and block plan	1303/300/*	-	19 July 2013
Existing ground and first floor plans	1303/101/*	-	19 July 2013
Existing second floor and roof plan	1303/102/*	-	19 July 2013
Existing elevations	1303/103/*	-	19 July 2013
Proposed ground and first floor plans	1303/301/A	-	28 August 2013
Proposed second floor and roof plan	1303/302/*	-	19 July 2013
Proposed elevations	1303/303/*	-	19 July 2013

BH2013/02487

32 Friar Road Brighton

Creation of pitched roof structure with timber support posts over existing entrance porch and adjacent lounge window.

Applicant: Alan & Carole Gilchrist

Officer: Helen Hobbs 293335

Approved on 13/09/13 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 canopy roof hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	F47PC/HP/01		19th July 2013
Block plan	F47PC/HP/02		19th July 2013
Part plan, elevation and location plan as existing	F47PC/HP/03		19th July 2013
Part floor plan as proposed	F58PC/HP/04		19th July 2013
East elevation and roof plan as proposed	F47PC/HP/05		19th July 2013
North elevation as proposed	F47PC/HP/06		19th July 2013

BH2013/02510

4 Green Ridge Brighton

Creation of additional floor and remodelling of existing dwelling to facilitate creation of two storey house incorporating garage to side.

Applicant: Mr A Banks

Officer:Adrian Smith 290478

Approved on 17/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

The first floor windows in the east and west elevations of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

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

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

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 TypeReferenceVersionDate Received

Site plan, block plan, existing and proposed elevations and proposed floor plans JW/13/047-23/07/2013

Existing floor plan--23/07/2013

Proposed street context --23/07/2013

5) UNI

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

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

BH2013/02559

28 North Road Preston Brighton

Erection of single storey rear extension and side conservatory, replacement of rear critical windows with timber sash windows and removal of external fire escape and first floor access door to rear. (Retrospective)

Applicant:Mr M James

Officer:Steven Lewis 290480

Refused on 06/09/13 DELEGATED

1) UNI

The works result in an inappropriate open-plan feel to the north-eastern part of the listed building and a consequent loss of distinction between the original plan form of the house and the modern extension. The alterations are harmful to the character of the building and result in the loss of historic fabric and have failed to preserve the special character of the listed building and its architectural and historic significance contrary to policy HE1 of the Brighton & Hove Local Plan, Supplementary Planning Guidance Note 11 (SPGBH11 - Listed Building Interiors)

BH2013/02560

28 North Road Preston Brighton

Erection of single storey rear extension and side conservatory, replacement of rear critical windows with timber sash windows and removal of external fire escape and first floor access door to rear. (Retrospective)

Applicant:Mr M James

Officer:Steven Lewis 290480

Refused on 05/09/13 DELEGATED

1) UNI

The works result in an inappropriate open-plan feel to the north-eastern part of the listed building and a consequent loss of distinction between the original plan form of the house and the modern extension. The alterations are harmful to the character of the building and result in the loss of historic fabric and have failed to preserve the special character of the listed building and its architectural and historic significance contrary to policy HE1 of the Brighton & Hove Local Plan, Supplementary Planning Guidance Note 11 (SPGBH11 - Listed Building Interiors).

BH2013/02707

31 Hillcrest Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.4m.

Applicant:Matt Buchanan

Officer:Mark Thomas 292336

Prior approval not required on 12/09/13 DELEGATED

BH2013/02787

109 Windmill Drive Brighton

Certificate of lawfulness for proposed loft conversion incorporating 4 no rooflights to the front and dormer to the rear. Erection of single storey rear extension.

Applicant:Mr & Mrs Fuchs

Officer:Mark Thomas 292336

Approved on 10/09/13 DELEGATED

EAST BRIGHTON

BH2013/01704

151-153 Eastern Road Brighton

Application for approval of details reserved by conditions 2 and 3 of application BH2012/03922.

Applicant:Dr Steven Cox

Officer:Wayne Nee 292132

Approved on 18/09/13 DELEGATED

BH2013/01739

155 Eastern Road Brighton

Certificate of lawfulness for proposed erection of single storey side/rear extension and installation of window to first floor side elevation.

Applicant:Mr P Forrest

Officer:Robert McNicol 292322

Refused on 02/09/13 DELEGATED

1) UNI

The existing floor plans submitted with the application indicate that the building, at the time of the application, was subdivided horizontally. The property cannot therefore be considered to constitute a dwelling house, as the Town and Country Planning (General Permitted Development) Order 1995 states that a dwelling house does not include a building containing one or more flats, or a flat contained within such a building.

2) UNI2

Whilst the proposed extension is not attached directly to any rear wall, it would extend beyond the rear wall of the dwelling house by 9 metres. The proposed extension is therefore not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/01755

138 Whitehawk Road Brighton

Erection of single storey habitable outbuilding with pitched roof. (Retrospective)

Applicant: Adrian Westwood

Officer: Mark Thomas 292336

Refused on 12/09/13 DELEGATED

1) UNI

The outbuilding, by virtue of its excessive footprint, scale, height, bulk and elevated positioning has caused significant detriment to the character and appearance of the application property and the wider locality. The development is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: design guide for extensions and alterations.

2) UNI2

The occupation of, and activities associated with the use the outbuilding would result in significant detriment to the amenity of occupiers of neighbouring properties, in particular occupiers of nos. 137 and 139 Whitehawk Road. There would be a potential, and moreover a likelihood, of significantly increased levels of overlooking, loss of privacy and increased levels of noise and disturbance. As such the development is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01803

20 Manor Close Brighton

Erection of rear conservatory extension.

Applicant: Mr Vandyk

Officer: Pete Campbell 292359

Approved on 03/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

The windows in the north east elevation, which abuts the boundary with No. 18 Manor Close, of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

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	06/13/04 - sheet 1	Rev 01	01/08/2013
Existing floor plan and location plan	06/13/04 - sheet 2	Rev 01	01/08/2013
Proposed floor plan	06/13/04 - sheet 3	Rev 01	01/08/2013
Existing and proposed elevations	06/13/04 - sheet 4	Rev 01	01/08/2013

BH2013/01924

Sorrell 1-47 Chadborn Close Hazel 1-24 Turton Close Jasmine 2-48 Meadowsweet 74-120 & Allamanda 146-192 Donald Hall Road Brighton

Installation of insulated render cladding to all elevations, replacement of existing windows with UPVC windows, new roof edge hand rails and roof coverings and associated alterations to 5no blocks of flats.

Applicant:Brighton & Hove City Council

Officer:Andrew Huntley 292321

Approved on 09/09/13 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 render finishes of the development hereby permitted shall be those as submitted on 7th August 2013 and detailed below:

Walls - Render (off white and grey)

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

3) UNI

Within 3 months of the installation of the railings, the railings shown on the approved plans shall be painted grey 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 QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	L1		11.06.2013
Existing and Proposed Elevations	001	C	06.08.2013
Existing and Proposed Elevations	002	C	06.08.2013
Existing and Proposed Elevations	003	C	06.08.2013
Existing and Proposed Elevations	004	C	06.08.2013
Existing and Proposed Elevations	005	C	06.08.2013

BH2013/02068

Flat 4 157 Marine Parade Brighton

Formation of roof terrace with composite decking, rooflights and associated alterations. Installation of photovoltaic panels to side roof slope.

Applicant:Mr Richard Tredgett

Officer:Andrew Huntley 292321

Approved on 29/08/13 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.

BH2013/02070

Flat 4 157 Marine Parade Brighton

Formation of roof terrace with composite decking, rooflights and associated alterations. Installation of photovoltaic panels to side roof slope.

Applicant:Mr Richard Tredgett

Officer:Andrew Huntley 292321

Refused on 29/08/13 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 Flat 10, 155 - 156 Marine Parade. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/02089

11 St Marys Square Brighton

Replacement of existing timber windows and doors with UPVC.

Applicant:Mr Bruce Sandeman-Craik

Officer:Louise Kent 292198

Approved on 16/09/13 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

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
Location plan			21 June 2013
Site plan			21 June 2013
Proposed uPVC windows and doors	A131	31	21 June 2013
Window drawings			21 June 2013
Door drawings			21 June 2013

BH2013/02242

28 St Marys Square Brighton

Installation of replacement UPVC windows and doors, removal of existing timber.

Applicant:Ms Linda Boswell

Officer:Louise Kent 292198

Approved on 16/09/13 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			1 July 2013
Site plan			1 July 2013
Proposed and existing elevations	A131 33	Rev. A	17 July 2013
Window drawing			1 July 2013
Door drawing			17 July 2013

BH2013/02263

2 Chichester Place and Chichester House Chichester Terrace Brighton

Removal of external rear fire escape.

Applicant: Mrs Juliette Wright

Officer: Wayne Nee 292132

Approved on 04/09/13 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 fire escape structure shall be removed in its entirety, and directly following its removal the walls shall be made good to match the original profiles and finishes in matching materials.

Reason: To ensure that there is no future corrosion which would cause structural problems and to ensure a satisfactory appearance in line with policy HE1 of the Brighton & Hove Local Plan 2005.

BH2013/02265

25 Peel Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating a hip to gable roof extension, two new rooflights to front roofslope, new second floor side window and revised rooflight on rear roofslope

Applicant: Mr & Mrs Podsiadly

Officer: Chris Swain 292178

Approved on 29/08/13 DELEGATED

BH2013/02296

4 Chichester House Chichester Terrace Brighton

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

Applicant: Mr D McCarthy

Officer: Wayne Nee 292132

Refused on 03/09/13 DELEGATED

1) UNI

The proposed replacement double-glazed windows are inappropriately designed

and detailed, and would represent a harmful alteration to the character and appearance of the Grade I Listed Building, and would also fail to preserve or enhance the character and appearance of Kemp Town Conservation Area. The proposal is therefore contrary to policies HE1, HE6 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document SPD09: Architectural Features.

BH2013/02297

4 Chichester House Chichester Terrace Brighton

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

Applicant:Mr D McCarthy

Officer:Wayne Nee 292132

Refused on 03/09/13 DELEGATED

1) UNI

The proposed replacement double-glazed windows are inappropriately designed and detailed, and would represent a harmful alteration to the character and appearance of the Grade I Listed Building. This would be contrary to policy HE1 of the Brighton and Hove Local Plan, and Supplementary Planning Document SPD09: Architectural Features.

BH2013/02308

2 Chichester Place Brighton

Application for approval of details reserved by condition 4 of application BH2013/00771.

Applicant:Mrs Juliette Wright

Officer:Wayne Nee 292132

Approved on 11/09/13 DELEGATED

BH2013/02395

2 Chichester Place Brighton

Application for approval of details reserved by condition 3 of application BH2013/00770.

Applicant:Mrs Juliette Wright

Officer:Wayne Nee 292132

Approved on 11/09/13 DELEGATED

HANOVER & ELM GROVE

BH2012/03828

64 Elm Grove Brighton

Change of use from palmist (Sui Generis) to hair and beauty salon (A1) (Part Retrospective).

Applicant:Mrs Marjorie Cullen

Officer:Pete Campbell 292359

Approved on 02/09/13 DELEGATED

1) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 19.30 Monday to Saturdays and between 09:00 and 17:00 on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.

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	-	-	24/12/2012
Existing and proposed floor plans	-	-	24/12/2012

BH2013/01566

Woodvale Crematorium Lewes Road Brighton

Installation of 16 no illuminated bollards to South driveway.

Applicant:Brighton & Hove City Council

Officer:Liz Arnold 291709

Approved on 04/09/13 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 lighting bollards hereby approved shall not be lit other than between the hours of 8:00 and 19:00.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 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
External Lighting to Drive Site Location Plan	278/100	Rev. P1	16th May 2013
External Bollard Lighting to Drive Block Plan	278/101	Rev. P1	16th May 2013
Site Plan Road Lighting	1274/ES1	Rev. 3	22nd July 2013

BH2013/02113

43 Jersey Street Brighton

Certificate of Lawfulness for removal of existing rear conservatory and erection of single storey ground floor extension with rooflights, loft conversion incorporating rear dormer with Juliette balcony and rooflights to front roof slope.

Applicant:Mr Sarang Pandit

Officer:Sonia Gillam 292265

Approved on 04/09/13 DELEGATED

BH2013/02206

212 Elm Grove Brighton

Application for Approval of Details Reserved by Conditions 10, 11, 13, 14 and 19 of application BH2012/03761.

Applicant:Mr L Cooper

Officer:Jonathan Puplett 292525

Approved on 30/08/13 DELEGATED

BH2013/02253

31 Melbourne Street Brighton

Erection of three storey block containing 5no self contained flats.

Applicant:Mrs Alyousif

Officer:Wayne Nee 292132

Refused on 13/09/13 DELEGATED

1) UNI

The proposed development, by reason of its design, scale, architectural detailing and height, would not sympathetically relate to either the modern development to the north of the site or to the traditional terraced properties to the south. The development would therefore fail to justify the loss of the visual gap which acts as a transition break between the two styles of development. As a result the proposed development would appear incongruent and overly dominant causing harm to the character of the street scene contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HO4.

2) UNI2

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

BH2013/02369

101 Queens Park Road Brighton

Demolition of existing two storey rear outrigger and erection of two storey rear extension.

Applicant:Mrs Samantha Hopkins

Officer:Andrew Huntley 292321

Refused on 11/09/13 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the property, which are unsympathetic to the design of the existing dwelling. In addition, it would result in the loss of the traditional outrigger and the loss of the traditional plan form of the property by reason of being swamped by overly large, dominant and unsympathetic additions. This would visually harm the host dwelling, relate poorly to adjoining properties and be detrimental to the character and appearance of the area. The proposal is therefore contrary to policies contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

HOLLINGDEAN & STANMER

BH2013/01296

Land To Rear of 141 Stanmer Park Road Brighton.

Erection of 1no two bedroom detached dwelling.

Applicant:Mr Daniel Barker

Officer:Liz Arnold 291709

Approved on 02/09/13 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 shall not be occupied until the parking area has been completed and the vehicle turning table has been installed and is fully operational in accordance with the approved plans. The parking area and vehicle turning table shall thereafter be retained and shall not be used other than for the parking and turning of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and entering/leaving the public highway and to comply with policy TR7 of the Brighton & Hove Local Plan.

3) UNI

No extension, enlargement, alteration or provision within the curtilage of the dwelling house hereby approved 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 QD1 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed within the eastern or southern elevations of the dwelling house 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 QD1 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Access to the flat roof over the dwelling house 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.

6) UNI

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

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

7) UNI

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

before the development is occupied.

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

8) UNI

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

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

9) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 5 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.

10) UNI

No works to trees on the site shall take place until a visual check for bats has been carried out by a competent climbing arborist in accordance with the recommendation set out in the RW Green Limited Bat Survey, submitted on 17 July 2013. Tree felling shall only take place when a suitably qualified bat surveyor is available on site in accordance with the recommendation set out in the RW Green Limited Bat Survey.

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

11) 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.

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

The development hereby approved shall not be occupied until the refuse and

recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

14) UNI

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.

15) UNI

The residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 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.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location and Block Plans	AL-100	-	24th April 2013
Proposed Ground Floor Plan	AL-101	Rev. B	26th June 2013
Proposed Roof Plan	AL-102	Rev. A	26th June 2013
Proposed South and East Elevations and Sections	AL-103	Rev. A	27th June 2013
Proposed North and West Elevations	AL-104	-	24th April 2013
Proposed Site Sections	AL-105	-	24th April 2013
Existing Site Plan	AL-106	-	3rd May 2013

BH2013/02355

35 Uplands Road Brighton

Application for approval of details reserved by conditions 3 and 4 of application BH2013/01366.

Applicant: Mr David Tamplin

Officer: Jonathan Puplett 292525

Approved on 10/09/13 DELEGATED

BH2013/02419

Land to Rear of 141 Stanmer Park Road Brighton

Application to extend time limit for implementation of previous approval BH2009/03177 for erection of a 2 storey residential dwelling to the rear of 141.

Applicant: Mr Daniel Barker

Officer:Liz Arnold 291709

Approved on 11/09/13 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 or other alteration of the dwelling house 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 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 new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

4) 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.

5) UNI

No works to trees on the site shall take place until a visual check for bats has been carried out by a competent climbing arborist in accordance with the recommendation set out in the RW Green Limited Bat Survey, submitted on 17th July 2013. Tree felling shall only take place when a suitably qualified bat surveyor is available on site in accordance with the recommendation set out in the RW Green Limited Bat Survey.

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

6) 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.

7) 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 4 overall as a minimum, with Code Level 5 credits for the water category, for the residential unit has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

8) UNI

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

9) 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.

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

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 overall as a minimum, with Code Level 5 credits for the water category, has been submitted to, and approved in writing by, the Local Planning Authority.

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

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be occupied until the parking area has been completed and the vehicle turning table has been installed and is fully operational in

accordance with the approved plans. The parking area and vehicle turning table shall thereafter be retained and shall not be used other than for the parking and turning of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and entering/leaving the public highway and to comply with policy TR7 of the Brighton & Hove Local Plan.

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Sections with Levels	AL-250	-	5th May 2010
Proposed Plans, Elevations & Sections	AL-200	Rev. B	10th June 2010

14) 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.

BH2013/02444

Unit 3 Wholesale Meat Market Upper Hollingdean Road Brighton

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2013/00896.

Applicant: Mr Jamie Malpass

Officer: Liz Arnold 291709

Approved on 10/09/13 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2013/01356

American Express Community Stadium Village Way Brighton

Application for removal of condition 1 and variation of condition 36 of application BH2011/03861. (Variation of condition application to increase maximum number of spectators at American Express Community Stadium to 30,750 and to change parking provision within 1.5km to between 1500 and 3000 vehicular parking spaces). Wording for condition 1 to be removed currently reads - "Of the additional 8,250 capacity hereby approved, only 5,991 seats of the additional capacity shall be brought into use for the 2012/2013 football season". Wording for condition 36 to be varied to read as follows - "When the 650 space temporary car park on land to the east of the Stadium (planning application reference LW/11/0466) ceases to be in use, of the additional 8,250 capacity hereby approved, only 5,991 seats of the additional capacity shall continue to be in use. None of the remaining capacity of 2,259 seats shall be returned to use unless details of a permanent park and ride solution, or other permanent transport

solution to the satisfaction of the Local Planning Authority, to replace the 650 space temporary car park, has been agreed in writing by the Local Planning Authority and until the permanent park and ride solution, or other permanent transport solution, has been implemented."

Applicant:The Community Stadium Limited

Officer:Kathryn Boggiano 292138

Approved on 02/09/13 DELEGATED

1) UNI

The Transport Interchange as approved by the application to Lewes District Council ref: LW/02/1595, the development proposed in Applications C & D (ref: BH2003/02499 & LW/03/1618) and other means of access and parking for vehicles and cyclists and pedestrian facilities which form part of this permission which have been laid out, constructed and provided, including the Transport Interchange, access, parking and other facilities shall be retained as such at all times.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in compliance with policies TR1, TR2, TR4, TR6, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

2) UNI

At least 28 days prior to any outdoor music concert a detailed feasibility study examining the likely propagation of music noise from the proposed event shall be submitted in writing for the approval of the Local Planning Authority. The study shall have reference to the guidance of The Noise Council's Code of Practice on Environmental Noise Control at Concerts (1995) or any subsequent alternative guidance and shall include, though not necessarily be restricted to, information on timing, programme and duration of the music entertainment and sound checks the proposed maximum music noise levels within the Stadium bowl audience area and at any front of house mixing desks; the likely music noise levels at Laeq and Leq, 15 min at the 63 Hz and 125 Hz octave bands, 1 metre from the façade of the nearest noise sensitive property, which for the avoidance of doubt shall include all the University of Brighton's academic and residential buildings at the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings; the location, type and directionality of all sound systems associated with the event; the measures and steps that will be in place to manage music noise levels to ensure that the music noise level criterion of 75 dB L Aeq, 15 min is unlikely to be exceeded 1 metre from the façade of the nearest noise sensitive property.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The total number of Outdoor Events within the Stadium shall not exceed in any period of 12 months 50 of which not more than two shall be music concerts. Any proposed events in addition to these shall be subject to the prior written approval of the Local Planning Authority.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution and disturbance in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

4) UNI

All events within indoor bars and indoor function areas shall only take place between 8am and midnight Monday to Saturday and 8am and 11pm on Sundays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove

Local Plan.

5) UNI

The Public Address (PA) system (both internally and externally) shall be operated such that its Rating Level, measured or calculated at 1m from the façade of the nearest noise sensitive premises, shall not exceed a value 5 dB(A) above the existing LA90 background noise level. The Rating level of the PA noise and existing background noise levels shall be determined as per the guidance provided in BS4142:1997.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The use of the PA system shall be limited to between 9.00am and 11.00pm Monday to Saturday and 9.00am and 10.30pm Sundays and Bank Holidays, and the use of the external PA system (outside the stadium) shall be restricted to public safety announcements and shall not be used for general crowd entertainment.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.

7) UNI

No car park to the west of the stadium shall be used for events finishing after 11.00 pm.

Reason: In order to protect the amenity of nearby residents and to minimise noise pollution in compliance with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

Noise associated with plant and machinery used at 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 5 dB (A) below the existing LA90 background noise level. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS4142: 1997.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Refuse collection and deliveries shall only take place between 06:00 and 18:00 daily, except at those parts of the application site forming part of the campus of the University of Sussex and Falmer School.

Reason: In order to protect the amenity of adjoining occupiers and to avoid vehicle congestion at peak hours in compliance with policies NC6 and QD27 and TR7 of the Brighton & Hove Local Plan.

10) UNI

a) The Link Road between Stanmer Park Road and the University of Sussex as shown on Plan No. HED/307. VWN.PP.002.REV B shall continue to be made available at all times to provide vehicular access and egress to the University of Sussex;

b.)The previous access to the University of Sussex from the A27 to Falmer House Road shall continue to be closed to all vehicular traffic.

c.)Vehicular access to the Stadium and the University of Brighton from the westbound A27 on slip shall be restricted to emergency vehicles by a locked gate or demountable bollards.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4 and TR6 of the

Brighton & Hove Local Plan.

11) UNI

The new pedestrian footway/cycleway from Falmer High School (from the new junction on the A270) to the Stadium shall continue to be made available for use by the public at all times.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR11, TR12, TR14 and TR15 of the Brighton & Hove Local Plan.

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the approved access ramp located at the western end of the footway/cycleway from the former Falmer High School to Stadium and the transportation method for people with limited mobility, shall be fully constructed and carried out in accordance with the details previously approved (by letter on 14 October 2010) and as shown on drawing nos. N71041 - FL (01) revision D, N71041 - FL (01) revision G submitted on 8 October 2010, and drawing ref: 220 submitted on 29 March 2012 by the 31 December 2012 and retained as such thereafter.

Reason: In order to provide an accessible route between the car park and the American Express Community Stadium and to comply with policy TR1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.

13) UNI

No use of the Stadium for Outdoor Events shall occur unless Park & Ride facilities within a total minimum capacity of 1,300 car parking spaces are available for use by persons attending Outdoor Events at the Stadium and such spaces shall be maintained for use in accordance with the Travel Management Plan.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise agreed in writing with the Local Planning Authority, no use of the Stadium for Outdoor Events shall occur unless a minimum of 1500 car parking spaces and a maximum of 3,000 car parking spaces at Sussex University and land at the former Falmer High School or at alternative locations within 1.5km of the Stadium as shown on the car parking plan within Document 6 of the Addendum to the Transport Assessment (Appendix 2.1 of Environmental Statement) which was received on the 15 March 2012, are made available for use by persons attending the said Outdoor Event. Any proposed change to the approved aforementioned parking would need to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR18 and TR19 of the Brighton & Hove Local Plan.

15) UNI

No event shall take place at the Stadium with an attendance in excess of 30,750 people.

Reason: In the interests of public safety and to avoid excessive noise and disturbance in accordance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

16) UNI

No indoor or outdoor event(s) (which for the avoidance of doubt will include

conferences and banquets) with an anticipated individual or cumulative attendance at any time of 250 or more shall take place at the Stadium other than in accordance with the Travel Management Plan or such separate Travel Management Plan as shall have been submitted to and approved in writing by the Local Planning Authority specific to that Event.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

17) UNI

The Stadium shall operate at all times in accordance with the approved Stewarding Plan. No event with an anticipated attendance of 500 or more shall take place at the Stadium other than in accordance with the Stewarding Plan or such separate Stewarding Plan as shall have been submitted to and approved in writing by the Local Planning Authority specific to that Event.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

18) UNI

The car parking within the stadium itself shall only be available for use by occupiers and users of the stadium.

Reason: In order to prevent increasing the general availability of car parking spaces in the area and to meet sustainable transport objectives in compliance with policies TR1, TR2, TR19 of the Brighton & Hove Local Plan

19) UNI

No use of the Stadium for Outdoor Events shall take place unless in accordance with the approved Outdoor Event day Controlled Parking Zone which shall be brought into operation for the duration of each Outdoor Event and for three hours either side of the start and finish times of each Outdoor Event. The area covered by the Controlled Parking Zone is identified in Application No BH2001/02418/FP inquiry documents BHA 251/253 and 252 at Plans 3 and 2 respectively, but for the avoidance of doubt shall include the village of Falmer, The Controlled Parking Zone will in every case operate to prevent visitors to the Outdoor Event from parking their vehicles within the area controlled by the Controlled Parking Zone.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan

20) UNI

The Stadium shall continue to make the following accommodation available within the Stadium building:

1. A study support centre to be operated jointly with the Learning and Skills Council or with any such other agency or agencies as may be agreed in writing with the Local Planning Authority of not less than 81 square metres.
2. A Skills Training Centre which may be operated in conjunction with such commercial or educational agencies as may wish to participate to provide such range of courses as may be agreed in writing with the Local Planning Authority of not less than 1224 square metres.
3. Such internal space as may be reasonably required and subject to the prior needs of the Company's football and other commercial activities to be provided on a not for profit basis for the agreed periods of use by the local residents and other groups to be agreed in writing by the Local Planning Authority.

Reason: In order to ensure the delivery of the community educational benefits by the club which partly enabled the tests to be met for allowing an exception to

policy to be made under policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

21) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the chalk re-profiling aftercare measures shall be carried out in accordance with the Soil Handling and Agricultural Land Restoration Method Statement set out in Appendix 7.3 of the Environmental Statement on BH2008/2732.

Reason: In order to ensure the satisfactory handling of soils and restoration of agricultural land in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

22) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the chalk re-profiling and soil restoration 5 year aftercare programme shall be carried out in strict accordance with the details set out in the Agricultural Method Statement.

Reason: In order to ensure the satisfactory handling of soils and restoration of agricultural land in accordance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

23) UNI

Within 28 days of the date of this decision, details of a minimum provision of 80 motorcycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The motorcycle parking shall be implemented fully in accordance with the approved details prior to the additional capacity hereby approved being first brought into use and retained as such thereafter.

Reason: In order that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan

24) UNI

When the 650 space temporary car park on land to the east of the Stadium (planning application reference LW/11/0466) ceases to be in use, of the additional 8,250 capacity hereby approved, only 5,991 seats of the additional capacity shall continue to be in use. None of the remaining capacity of 2,259 seats shall be returned to use unless details of a permanent park and ride solution, or other permanent transport solution to the satisfaction of the Local Planning Authority, to replace the 650 space temporary car park, has been agreed in writing by the Local Planning Authority and until the permanent park and ride solution, or other permanent transport solution, has been implemented.

Reason: As the capacity of the Stadium will need to be restricted unless a permanent Park and Ride solution to replace the 650 space temporary car park and to ensure that the transport arrangements in respect of the use of the Stadium are capable of operating effectively and safely and meet sustainable transport objectives in accordance with policies TR1, TR2, TR4, TR6, TR8, TR14, TR18 and TR19 of the Brighton & Hove Local Plan.

25) UNI

The use of the car park approved under planning application BH2012/00384, or any car park subsequently approved at this site, plus the use of the adjacent Brighton Aldridge Community Academy site, for parking to serve this development, shall not exceed 1,000 car parking spaces at any one time.

Reason: Planning application BH2012/00384 has been assessed on the basis of no more than 1,000 cars being parked on the two sites and no more than 1,000 cars accessing the site from the A270 via the railway-bridge, and an increased number of trips has not been considered in terms of the impact on the local highway network and highway safety and neighbouring amenity, and in relation to polices TR1, TR7, TR19 and QD27 of the Brighton & Hove Local Plan.

26) UNI

The overall maximum attendance at an indoor event or events in the conferencing/banqueting facilities within the Stadium shall not exceed 2510.

Reason: In order to avoid excessive noise and disturbance in accordance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

27) UNI

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

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

Plan Type	Reference	Version	Date Received
East stand section - consented and proposed	05099 201	C	19 December 2012
North stand elevation - consented and proposed	11566 300	B	19 December 2012
East stand elevation - consented and proposed	11566 301	C	19 December 2012
South stand elevation - consented and proposed	11566 302	B	19 December 2012
West stand elevation - consented and proposed	11566 303	B	19 December 2012
Proposed bowl plan	11566 150	E	09 January 2012
Site plan	11566 001	D	30 April 2013
Existing phase 1 - Cycle stand and motorcycle provision	11566 003	A (Phase 1)	29 March 2012
Proposed phase 2 - Cycle stand and motorcycle provision	11566 003	A (Phase 2)	29 March 2012
Sheffield cycle stands	11566 004	A	29 March 2012
Routes from car park to Stadium	22082 220		29 March 2012
Taxi drop off and collection point plan			29 March 2012
Disabled parking plan			5 April 2012

28) UNI

As part of the 2013/14 Travel Management Plan and all subsequent Travel Management Plans required by the Brighton Agreement 1 and subsequent Deed of Variations, the applicant shall provide details of measures to encourage spectator traffic and bus services (including park and ride bus services) to use alternative routes than the Falmer Interchange (A27/B2123 junction) when travelling to and from the Stadium, parking sites operated by the applicant and park and ride sites.

Reason: For highway safety reasons and to ensure that the Falmer Interchange (A27/B2123 junction) operates effectively, efficiently and safely and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

29) UNI

Any trees or plants which within 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interests of the amenity of the area in compliance with policies QD1 and QD15 of the Brighton & Hove Local Plan.

30) UNI

Within 28 days of the date of this decision, a scheme for the integrated provision

of suitable secure covered bicycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme has been fully implemented prior to the additional capacity hereby approved being first brought into use and retained as such thereafter. and retained as such thereafter.

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

31) UNI

The external lighting, pitch floodlighting, security fencing and CCTV cameras as set out in the approved scheme - NG Bailey titled 'The Community Stadium - Brighton - Pitch Lighting' ref: 68708/DOC/026 Rev P01 and 'The Community Stadium - Brighton - CCTV Technical Submittal' ref: 68708/DOC/028 Rev C and security fencing shall be retained as such.

Reason: In order to ensure that the stadium operates in a safe manner and that crime prevention measures are incorporated in compliance with policy QD7 of the Brighton & Hove Local Plan.

32) UNI

The pitch floodlighting shall not be used other than for an Outdoor Event and shall be turned off after each Outdoor Event no later than 11.00 pm.

Reason: In order to minimise light pollution and avoid any harmful impact on the amenity of occupiers of adjoining properties in compliance with policies QD26 and QD27 of the Brighton & Hove Local Plan.

33) UNI

No events involving motor vehicles (including static vehicles) shall take place within the Stadium.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in the countryside in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

34) UNI

There shall be no laser or pyrotechnics/firework displays other than within the confines of the Stadium and none of which shall exceed the highest point of the roof, excluding the roof arches. Any such display shall be limited to no more than 4 times in any 12 month period and shall only take place between 9.00 am and 11.00 pm Monday to Saturday and between 9.00 am and 10.30 pm on Sundays and Bank Holidays.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in the countryside in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

35) UNI

All external lighting, including pitch floodlighting and lighting for the Falmer High School car park, shall be of a nature and design having a zero upward lighting requirement so as to eliminate upward glare.

Reason: In order to minimise light pollution and avoid any harmful amenity impact on occupiers of adjoining properties in compliance with policies QD26 and QD27 of the Brighton & Hove Local Plan.

36) UNI

Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 (as amended) (or amendments or re-enactment thereof) the elevations of the building(s) hereby permitted shall not be painted other than in such colours as shall be agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority considers that any changes in the colours of the materials hereby approved could cause harm to the character and amenity of the area and would wish to control future changes in compliance with policies

QD1, QD27 and NC6 of the Brighton & Hove Local Plan.

37) UNI

Amplified sound from outdoor concerts within the Stadium shall be controlled in accordance with the guidance provided by the Code of Practice on Environmental Noise Control at Concerts, The Noise Council 1995, such that noise levels do not exceed 75 dB LAeq 15 min, 1 metre from the façade of any noise sensitive premises, which for the avoidance of doubt shall include all the University of Brighton's Falmer Campus, residential dwellings at Falmer Village and the University of Sussex's academic and residential buildings.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies SU9, SU10, NC6 and QD27 of the Brighton & Hove Local Plan.

38) UNI

All Outdoor Events within the Stadium shall only take place between 9.00 am and 11.00 pm Monday to Saturday, and between 9.00 am and 10.30 pm on Sundays and Bank Holidays.

Reason: In order to protect the amenity of adjoining occupiers and to minimise noise pollution in compliance with policies NC6 and QD27 of the Brighton & Hove Local Plan.

BH2013/01977

60 Bevendean Crescent Brighton

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

Applicant:Mr Nick Blewitt

Officer:Liz Arnold 291709

Refused on 03/09/13 DELEGATED

1) UNI

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

BH2013/02035

45 Hornby Road Brighton

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

Applicant:Mr Stephen Rice

Officer:Jonathan Puplett 292525

Approved on 30/08/13 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) BH02.08

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

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

3) BH06.02

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			19/06/2013
Site Plan			19/06/2013
Existing Floor Plans			19/06/2013
Proposed Floor Plans			19/06/2013

BH2013/02133

48 Medmerry Hill Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2013/01141.

Applicant: Miss Karen Taaffe

Officer: Anthony Foster 294495

Approved on 02/09/13 DELEGATED

BH2013/02230

89 Norwich Drive Brighton

Removal of existing garage and erection of single storey side and rear extension. (Part retrospective).

Applicant: Mr Marcus Willies

Officer: Chris Swain 292178

Refused on 02/09/13 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)

BH2013/02400

77 Widdicombe Way Brighton

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating rear dormer and front rooflights.

Applicant: Mr M Shah

Officer: Jonathan Puplett 292525

Refused on 10/09/13 DELEGATED

BH2013/02751

46 Heath Hill Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.16m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.45m.

Applicant:Mr D Brain

Officer:Jonathan Puplett 292525

Prior Approval is required and is refused on 12/09/13 DELEGATED

1) UNI

The proposed extension in conjunction with the garage it would adjoin would result in a structure of a depth in excess of 6 metres. It is therefore considered that the extension does not fall within the restrictions set out in the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 1, Class A, A.1(ae) (as amended by SI 2008 No. 2362 and SI 2013 No. 1101). This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Application Form			12/08/2013
Location and Block Plans	13456-Loc		12/08/2013
Proposed Floorplans and Elevations	13456-01		12/08/2013

QUEEN'S PARK

BH2012/04086

33 Mighell Street and 70a Carlton Hill Brighton

Demolition of existing garage and flint wall. Rebuilding of flint wall and construction of new part five and part four storey building comprising of office space on the lower ground floor and part of ground floor and 9no flats on the ground, first, second and third floors and associated works.

Applicant:Seinwood Investments Ltd

Officer:Sue Dubberley 293817

Approved after Section 106 signed on 06/09/13 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 take place until detailed drawings showing the levels of the site and proposed development related to the levels of adjoining land and highways to OS Datum have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

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

3) UNI

The office uses (B1) located at the lower ground floor and ground floor shall not be in use for hours other than 07:00 to 19:00 hours Monday to Friday and 08:00 to 17:00 hours Saturdays.

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

4) UNI

Deliveries shall not be made to or from the office premises between the hours of

08:00 hours to 18:00 hours Monday to Friday and 09:00 hours to 17:00 hours Saturdays.

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

5) UNI

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

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

6) UNI

The existing flints from the flint wall to be demolished shall be re-used within the new flint wall which shall have a rendered coping.

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

7) UNI

No pipe work, meter boxes, flues or aerials shall be fixed to any elevation fronting a highway.

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

8) 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.

9) UNI

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

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

b) BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

10) UNI

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

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

11) UNI

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

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

12) UNI

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

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

13) UNI

Prior to the commencement of the development, details of the treatment of the existing cellars in front of the development including any scheme of works to backfill the cellars shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the commencement of the development hereby permitted and shall thereafter be retained.

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

14) UNI

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

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

15) UNI

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

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

16) UNI

No works shall take place until full details of the following have been submitted to and approved in writing by the Local Planning Authority.

: 1:20 scale details of all boundary walls and gates.

: 1:20 scale details of the refuse store doors and cycle store doors.

: 1:20 scale details of the front entrance canopy.

: 1:20 scale sample section through window openings to confirm depth of reveals.

: Details of downpipes.

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

17) UNI

No development shall take place until a method statement for demolition and rebuilding of the flint wall, including extent of demolition and the proposed mortar mix has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

18) UNI

No development shall take place until a sample panel of new flint wall has been constructed on site and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

19) 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.

20) 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 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.

21) UNI

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

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

22) UNI

The development hereby permitted shall be carried out in accordance with 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	No number		24/12/12
Block plan	1201/01		24/12/12
Existing site plan	1201/02		24/12/12
Existing elevations	1201/03		24/12/12
Existing elevations	1201/04		24/12/12
Lower ground floor	1201/05	A	10/02/13
Ground floor plan	1201/06	A	10/02/13
First floor plan	1201/07	B	13/05/13
Second floor plan	1201/08	A	10/02/13
Third floor plan	1201/09	A	10/02/13
Proposed elevations	1201/10	C	13/05/13
Proposed elevations	1201/11	A	13/05/13
Contextual elevations	1201/12	B	13/05/13
Contextual elevations	1201/13	A	13/05/13
Proposed elevations street view	1201/14	C	13/05/13
Entrance details	1201/05	A	27/02/13

BH2013/01202

9-10 St James Street Brighton

Installation of 3no air conditioning condenser units, 2no satellite dishes and associated timber screen to flat roof to rear elevation.

Applicant: William Hill Organisation Ltd

Officer: Wayne Nee 292132

Approved on 18/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

Prior to the installation of the satellite dishes, full details of the timber screen shall

be submitted to and approved in writing by the Local Planning Authority. The timber screen shall be fully installed before the installation of the satellite dishes. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as long as the satellite dishes are in situ.

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

3) UNI

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.

4) UNI

The air conditioning condenser units hereby permitted shall not be used at the premises except between the hours of 07.00 and 22.00 on Monday to Saturday and 08.00 and 21.30 on Sunday, Bank and Public Holidays.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	FINAL/E/NL/700/506	C	01 August 2013
Site plan	n/a		13 May 2013
Condenser technical information	n/a		16 April 2013
Satellite dish technical information	n/a		13 May 2013

6) UNI

The satellite dish and associated timber screen hereby approved shall be removed once they are no longer in use and the listed building restored to its former condition.

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

BH2013/01203

9-10 St James Street Brighton

Installation of 3no air conditioning condenser units, 2no satellite dishes and associated timber screen to flat roof to rear elevation.

Applicant:William Hill Organisation Ltd

Officer:Wayne Nee 292132

Approved on 18/09/13 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

Prior to the installation of the satellite dishes, full details of the timber screen shall

be submitted to and approved in writing by the Local Planning Authority. The timber screen shall be fully installed before the installation of the satellite dishes. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as long as the satellite dishes are in situ.

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

3) UNI

The satellite dish and associated timber screen hereby approved shall be removed once they are no longer in use and the listed building restored to its former condition.

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

BH2013/01558

Flat 2 144 Queens Park Road Brighton

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

Applicant:Mrs Simona Vakili

Officer:Sonia Gillam 292265

Approved on 02/09/13 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			15/05/2013
Window plans and elevation			15/05/2013
Larger scale window detail			15/05/2013

BH2013/01955

17 Bedford Street Brighton

Formation of roof terrace with glazed balustrade, decking, installation of roof hatch and associated internal alterations to allow access to roof.

Applicant:Ms Nicky Blundred

Officer:Andrew Huntley 292321

Refused on 29/08/13 DELEGATED

1) UNI

The proposal will have an adverse impact upon the architectural and historic character and appearance of the Regency terraced townhouse, which is a Grade II Listed Building by introducing an uncharacteristic feature in the roofscape, which would be harmful not only to the building itself but also to the group of which it is part. In addition, the provision of a new stair case and partition walls is considered to harm the character of the building by altering the regular proportions of the third floor room. Therefore, the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice and Supplementary Planning Documents 9 Architectural Features.

BH2013/01956

17 Bedford Street Brighton

Formation of roof terrace with glazed balustrade, decking and creation of roof hatch.

Applicant:Ms Nicky Blundred

Officer:Sonia Gillam 292265

Refused on 29/08/13 DELEGATED

1) UNI

The proposed development would have an adverse impact on the historic and architectural character of the Grade II listed building and the character and appearance of the East Cliff conservation area, by virtue of the introduction of an uncharacteristic feature in the roofscape, which would be harmful not only to the building itself but also to the group of which it is part. The proposal would be 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 Documents SPD9 Architectural Features and SPD12 Design Guide for Extensions and Alterations.

BH2013/02114

Ground Floor Flat 34 Devonshire Place Brighton

Erection of single storey ground floor rear extension.

Applicant: Anglecourt Ltd

Officer: Andrew Huntley 292321

Approved on 29/08/13 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 Plan			21.06.2013
Block Plan			21.06.2013
Survey of Existing	DWG. No. 1.		21.06.2013
Proposed Rear Extension	DWG. No. 2.		21.06.2013

BH2013/02144

38B St James's Street Brighton

Display of 2no externally-illuminated fascia signs. (Retrospective).

Applicant:Mr Hassan

Officer:Andrew Huntley 292321

Refused on 05/09/13 DELEGATED

1) UNI

The advertisement on the western elevation, by virtue of its size, scale, prominent and visually incongruous siting above the flat roof and unsympathetic design and

materials and the numerous and bulky illumination, results in extraneous visual clutter and detracts from the character and appearance of the host building and wider East Cliff Conservation Area to the detriment of local amenity. Therefore, the proposals are contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2013/02145

38B St James's Street Brighton

Installation of retractable canopies to West elevation and extract vent to North elevation. (Retrospective).

Applicant:Mr Hassan

Officer:Andrew Huntley 292321

Approved on 05/09/13 DELEGATED

BH2013/02197

9a Bristol Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 1 no self contained flat.

Applicant:Mr Stewart Gray

Officer:Christopher Wright 292097

Prior approval not required on 29/08/13 DELEGATED

BH2013/02275

42 & 43 George Street Brighton

Prior approval for change of use of the ground floor offices (B1) at nos 42 & 43 to residential (C3) to form five student rooms with a shared kitchen facility.

Applicant:Meadowbridge Properties Ltd

Officer:Christopher Wright 292097

Prior Approval is required and is refused on 05/09/13 DELEGATED

1) UNI

In accordance with the provisions of paragraphs N (3) and N (7) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and is refused because the proposal would result in a material increase and a material change in the character of traffic in the vicinity of the site. As such the proposal is contrary to policies TR1, TR7 and HO7 of the Brighton & Hove Local Plan 2005.

BH2013/02332

31 Upper St James Street

Alterations to third floor front and rear elevations and formation of first floor terrace to rear. (Part-Retrospective).

Applicant:Ms Z Trow

Officer:Liz Arnold 291709

Refused on 29/08/13 DELEGATED

1) UNI

The proposed first floor rear roof terrace, by virtue of its large size and positioning has potential to result in significant noise and disturbance to nearby properties, and in particular no. 30 St. James Street, the eastern neighbouring property. As such the development is considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2013/01251

Land to Rear of 28 Eastern Place Brighton

Erection of 4no two bedroom dwellings and 1no commercial unit.

Applicant:Mr Christopher Pearce & Mrs Lucy Lauener

Officer:Anthony Foster 294495

Refused on 06/09/13 DELEGATED

1) UNI

The proposal, by reason of its inappropriate form, roof material, elevation treatment, architectural detailing and plot size, fails to demonstrate a high standard of design characteristic to the area or make a positive contribution to the visual quality of the environment contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI

The proposed development would result in an un-neighbourly form of development which would result in a detrimental impact upon the amenity of the adjoining occupiers by virtue of loss of outlook and overbearing impact, over-dominance and visual intrusion, the applicant has also fail to demonstrate that the proposal would not result in adverse loss of daylight to the adjoining properties in Lewes Mews contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The applicant has failed to demonstrate that the proposed development would provide a suitable level of amenity for the future occupiers of the site in relation to outlook and levels of daylight as such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01455

Public Toilets Rottingdean Undercliff Marine Drive Rottingdean Brighton

Change of use from public toilets (sui generis) to café (A3) including installation of 2no extraction fans to the side and rear, installation of bi-folding doors and concrete steps to the front and removal of existing door to side and installation of serving hatch and other associated works.

Applicant:Mollys

Officer:Anthony Foster 294495

Approved on 10/09/13 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 café hereby permitted shall not be used except between the hours of 07.30 and 22.30 Monday to Sundays, Bank and Public Holidays.

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

3) UNI

The development hereby permitted shall not be occupied until full details for the storage of refuse and recycling, including an elevation drawing, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained at all times.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			04/07/2013
Side Elevation - Existing			11/06/2013
Side Elevation - Proposed			11/06/2013
Existing Floor Plan			11/06/2013
Floor Plan - Proposed			11/06/2013
Rear Elevation - Proposed & Existing			11/06/2013
Visiofold 1000 Technical Manual			24/07/2013

7) UNI

No deliveries or waste collections shall occur at the premises except between the hours of 09:00 and 18:00 on Monday to Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

BH2013/01548

2 Saltdean Drive & Annexe 2 Saltdean Drive Saltdean Brighton

Subdivision of property to create self contained flat. Loft conversion incorporating raising of ridge height, new front gable ends, rear dormer and front and rear Juliet balconies. Erection of two storey front extension and a single storey rear extension to lower ground floor. Alterations and additions to fenestration and associated external alterations. (Part Retrospective)

Applicant: Martyn Budd

Officer: Andrew Huntley 292321

Refused on 11/09/13 DELEGATED

1) UNI

The proposed extensions, by virtue of their contrived design, size and bulk would result in visually bulky, intrusive and incongruous additions to the property, which

are 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.

BH2013/01688

Unit 11 Waterfront Brighton Marina Brighton

Change of Use from retail (A1) to dance, rehearsal and training studio (D2) with associated officer and WCs.

Applicant: Mrs Annelies Omari

Officer: Andrew Huntley 292321

Approved on 18/09/13 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 not be operational 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.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			10.06.2013
Existing Plan	001		10.06.2013
Proposed Plan	002		10.06.2013
Existing and Proposed Shopfront Elevations	003		10.06.2013

BH2013/01738

9 Ainsworth Avenue Brighton

Remodelling of existing dwelling including creation of additional floor, roof alterations, erection of single storey side extension, creation of balcony to front elevation and associated works.

Applicant: Mr & Mrs Westgate

Officer: Robin K Hodgetts 292366

Approved on 04/09/13 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

Samples of Materials Non-Cons Area (extensions) No development shall take place until samples of the materials (including colour of render, paintwork and timber boarding) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance

with the approved details.

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

3) UNI

No permitted development (extensions) (amenity) No extension, enlargement or other alteration of the dwelling house(s) 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 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	Drawing 1		14/06/13
Proposed plans and elevations	Drawing 2		14/06/13
Location and block plans	Drawing 3		29/05/13

BH2013/01893

58 Dean Court Road Rottingdean Brighton

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

Applicant: Mr Adam Gander

Officer: Chris Swain 292178

Approved on 12/09/13 COMMITTEE

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	L-100		10 June 2013
Block plan	L-101		10 June 2013
Site photographs	L-102		10 June 2013

Existing plans and elevations	L-103		10 June 2013
Proposed plans and elevations	L-104	A	10 June 2013
Planning Statement			6 August 2013

BH2013/02143

Pavilion Bristol Place Brighton

Application for Approval of Details Reserved by Conditions 5, 6 and 8 of application BH2013/01194.

Applicant:Anthony Dale Trust

Officer:Liz Arnold 291709

Split Decision on 04/09/13 DELEGATED

1) UNI

The details pursuant to condition 5 of approved application BH2013/01194 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 6 and 8 are NOT APPROVED

The applicant has failed to provide a sufficient scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, in accordance with condition 6 of approved application BH2013/01194.

2) UNI2

The applicant has failed to provide a sufficient Construction Specification/Method Statement for the new disabled access ramp, in accordance with condition 8 of approved application BH2013/01194.

BH2013/02245

21 Lustrells Vale Saltdean Brighton

Demolition of existing conservatory and erection of a two storey rear extension with pitched roof.

Applicant:Mrs J Moriarty

Officer:Andrew Huntley 292321

Refused on 02/09/13 DELEGATED

1) UNI

The proposed extension, by virtue of its design, size, form and massing would result in a visually intrusive and bulky addition to the rear of the property which is unsympathetic to the design of the existing modest chalet bungalow and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2013/02264

Land at Brighton Marina comprising Outer Harbour West Quay and Adjoining Land

Application for approval of details reserved by condition 4 of application BH2012/04048.

Applicant:Brunswick Developments Group Plc

Officer:Maria Seale 292232

Approved on 09/09/13 DELEGATED

BH2013/02299

55 High Street Rottingdean Brighton

Display of externally illuminated projecting sign, non illuminated lettering, wall mounted name sign and car park wall signs.

Applicant:Lloyds Banking Group

Officer:Sonia Gillam 292265

Approved on 10/09/13 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.

BH2013/02327

Beacon Mill Nevill Road Rottingdean Brighton

Remodelling of existing bungalow to create a two storey four bedroom house.

Applicant:Ms Helen Byrne

Officer:Liz Arnold 291709

Refused on 05/09/13 DELEGATED

1) UNI

The proposed extended dwelling by reason of its massing, bulk, height, form and design would appear overly prominent and an incongruous structure in what is effectively a backland location. The proposal would be of detriment to the visual amenities of the Sheep Walk and Nevill Road street scenes and the wider area especially the setting of the Rottingdean Conservation Area and the South Downs National Park and would result in the extended dwelling being unduly prominent in strategic views into and out of these important neighbouring areas. As such the proposal is therefore contrary to policies QD1, QD2, QD4, QD14, NC7, NC8 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

2) UNI2

The proposal would represent an un-neighbourly form of development by virtue of resulting in the loss of privacy and overlooking from windows within the new first floor level, which would allow elevated views towards the south-western neighbouring properties and gardens. The development would therefore be of detriment to the amenities of the neighbouring properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02342

9 Lustrells Close Saltdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating rooflights to front, dormer to rear and revised fenestration.

Applicant:Mr & Mrs Poole

Officer:Chris Swain 292178

Approved on 05/09/13 DELEGATED

BH2013/02414

15 Founthill Avenue Saltdean Brighton

Erection of part one part two storey side extension incorporating dormers to extended pitched roof. Creation of new vehicle crossover and access with associated boundary wall alterations.

Applicant:Mr & Mrs Parker

Officer:Anthony Foster 294495

Refused on 18/09/13 DELEGATED

1) UNI

The proposed extension would be harmful to the character and appearance of the host property and the wider area, by reason of its size, depth, width, roof form and design, and by virtue of breaking the defined building lines which forms part of the character of the area and street scene. Therefore, the proposal is contrary to Policy QD14 of the Local Plan and SPD 12 Design Guide for Extensions and Alterations.

BH2013/02418

Top Flat 7 Arundel Road Brighton

Installation of dormer infills with rooflights to front elevation.

Applicant:Mr Mark Johnson

Officer:Liz Arnold 291709

Refused on 03/09/13 DELEGATED

1) UNI

The proposed dormer infills would create one front dormer window of an excessive size which is overly bulky and of a poor design, including large areas of

cladding either side and below the proposed velux windows. The proposal would be of detriment to the visual amenities of the parent property, the Arundel Road street scene and the wider area, including the setting of the Listed Building located within the vicinity of the site. As such the proposal is contrary to policies QD14 and HE3 of the Brighton and Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2013/02564

37 Coombe Vale Saltdean Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.85m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.5m.

Applicant:Mr E Reid

Officer:Jonathan Puplett 292525

Prior approval not required on 09/09/13 DELEGATED

WOODINGDEAN

BH2013/01368

81 Stanstead Crescent Brighton

Erection of single storey rear extension to replace workshop and shed.

Applicant:Mr Mowett & Mr Smith

Officer:Robert McNicol 292322

Refused on 05/09/13 DELEGATED

1) UNI

The combined depth of the resulting extension would be greater than half the depth of the recipient property. The proposed extension would also project beyond the side wall of the existing property. This combined depth and width would give the recipient property an over-extended appearance, contrary to the guidance set out in SPD12, design guide for extensions and alterations. The bulk of the resulting extension, its depth and width, and the flat roof form of the structure would result in the extended part of the building having the appearance of a separate and distinct structure rather than being an ancillary or sympathetic addition to the property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/02200

11 Balsdean Road Brighton

Re-cladding of existing front dormer and replacement of side and rear dormers with a wrap around dormer incorporating a rear terrace on existing flat roof with privacy screens and balustrading.

Applicant:Mrs Susan Ashley

Officer:Chris Swain 292178

Refused on 03/09/13 DELEGATED

1) UNI

The proposal, by reason of scale, design, siting, materials and bulk would result in a contrived and overly dominant roof extension that relates poorly to the existing roof form 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 raised terrace area, due to its elevated position, would result in real and

perceived overlooking and a subsequent loss of privacy towards the gardens of the adjoining properties (No.9 and No.13 Balsdean Road) to the detriment of the residential amenity of the occupiers of these dwellings. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012)

BH2013/02480

73 Balsdean Road Brighton

Erection of single storey infill extension to front with pitched roof.

Applicant:Mr Richard Smith

Officer:Wayne Nee 292132

Refused on 17/09/13 DELEGATED

1) UNI

The proposed front extension by virtue of its form would disrupt the visual pattern of the immediate properties on the street. The creation of a single full width building frontage with varying eaves heights would appear as an overly dominant and inappropriate addition. The proposal would harm the appearance of the street scene, and would therefore be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2013/02184

Basement Flat 71 Lansdowne Place Hove

Internal alteration to layout to facilitate creation of additional bedroom with en-suite.

Applicant:Colin Woffinden

Officer:Mark Thomas 292336

Approved on 05/09/13 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the new bedroom door and details of the drainage/ pipe work for the relocated kitchen 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.

BH2013/02298

Flat 1 36 Brunswick Terrace Hove

Internal alterations to layout.

Applicant:Mr Andrew Noon

Officer:Jason Hawkes 292153

Approved on 10/09/13 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.

BH2013/02333

Flat 4 7 Brunswick Terrace Hove

Repair and refurbishment of ground floor studio flat including alterations to layout, reinstating light well in bathroom, repairing floorboards, removal of two non original walls and associated works.

Applicant: Mrs Mary Warner

Officer: Steven Lewis 290480

Approved on 05/09/13 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 works shall be implemented in strict accordance with the agreed panelling and door and architrave details upon drawings number 0231-13-02 & 001 received on 11/07/2013 and maintained as such thereafter. Reason: to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) 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.

5) 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 or repaired as specified in the approved Plans and Heritage Statement 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.

CENTRAL HOVE

BH2013/01806

48 Blatchington Road Hove

Change of use from retail (A1) to beauty salon offering treatments and product sales (sui generis/A1).

Applicant: No+Vello Hove

Officer: Christopher Wright 292097

Approved on 02/09/13 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			21 Jun 2013
Existing Ground Floor Plan	TA684/02		28 Aug 2013
Proposed Ground Floor Plan	TA684/10		28 Aug 2013

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.

BH2013/01837

6 George Street Hove

Relocation of 2no satellite dishes and 2no external air handling plants to flat roof at rear.

Applicant:Ladbrokes Betting Ltd

Officer:Helen Hobbs 293335

Approved on 02/09/13 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
Existing and proposed roof plan and rear elevation	01	B	8th July 2013
Site plan			5th July 2013

BH2013/02009

Lloyds TSB Bank Plc 74-78 Church Road Hove

Display of 1no internally illuminated fascia sign, 1no internally illuminated projecting sign, 1no non illuminated fascia sign, 1no non illuminated projecting sign and 2no non illuminated vinyl overlays.

Applicant:Lloyds Banking Group

Officer:Christopher Wright 292097

Approved on 02/09/13 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.

BH2013/02055

Flat 2 Courtenay Lodge 4 Courtenay Terrace

Internal alterations to layout of flat to facilitate new bathroom and kitchen.

Applicant:Mr Milton Simanowitz

Officer:Helen Hobbs 293335

Approved on 30/08/13 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 Parquet flooring in the bathroom shall be restored following the removal of the partition and thereafter retained as such.

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 works shall be carried out and completed fully in accordance with the approved drawings and maintained as such thereafter.

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

4) 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.

BH2013/02322

4 Albany Villas Hove

Application for approval of details reserved by condition 2iv of application BH2012/04057.

Applicant:Dr Dinshaw Master

Officer:Mark Thomas 292336

Approved on 04/09/13 DELEGATED

BH2013/02344

Flat 8 Windsor Lodge 26 - 28 Third Avenue Hove

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

Applicant:Mr Xiaojun Xu

Officer:Christopher Wright 292097

Approved on 16/09/13 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			19 Jul 2013
Replacement window details			12 Jul 2013
Photographs (x 6 pages)			12 Jul 2013

BH2013/02407

91 St Aubyns Hove

Application for approval of details reserved by conditions 2 and 4 of application BH2012/03826.

Applicant:Regent Land Ltd

Officer:Steven Lewis 290480

Approved on 04/09/13 DELEGATED

BH2013/02431

Audley House Hove Street Hove

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

Applicant:Alexander James Contracts Ltd

Officer:Christopher Wright 292097

Prior Approval is required and is refused on 13/09/13 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.

BH2013/02454

Harewood Court, Wilbury Road Hove

Installation of lead cladding to brickwork above bay windows and lead flashings to existing pre-cast concrete lintel nibs to East and West blocks.

Applicant:Royal Masonic Benevolent Institution

Officer:Mark Thomas 292336

Approved on 16/09/13 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

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 west elevation of East Block	6575/50/PL1	-	22 July 2013
Existing east elevation of West Block	6575/51/PL1	-	22 July 2013
Existing northern elevations	6575/52/PL1	-	22 July 2013
Existing east elevation of East Block	6575/53/PL1	-	22 July 2013
Existing southern elevations	6575/54/PL1	-	22 July 2013
Existing west elevation of West Block	6575/55/PL1	-	22 July 2013
Proposed west elevation of East Block	6575/57/PL1	-	22 July 2013
Proposed east elevation of West Block	6575/58/PL1	-	22 July 2013

Proposed northern elevations	6575/59/PL1	-	22 July 2013
Proposed east elevation of East Block	6575/60/PL1	-	22 July 2013
Proposed southern elevations	6575/61/PL1	-	22 July 2013
Proposed west elevation of West Block	6575/62/PL1	-	22 July 2013
Proposed partial elevation	6575/70/PL1	-	21 August 2013

BH2013/02514

Flat 2 1 Kings Gardens Hove

Application for approval of details reserved by condition 2 of application BH2013/00242.

Applicant:Mr Ali Ariyan

Officer:Jason Hawkes 292153

Approved on 18/09/13 DELEGATED

BH2013/02572

44 Belfast Street Hove

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and 2no rooflights to the front. Erection of single storey rear extension to second floor level and alterations to fenestration.

Applicant:Mr James Hunt

Officer:Steven Lewis 290480

Approved on 30/08/13 DELEGATED

BH2013/02781

19 & 21 Norton Close Hove

Application for approval of details reserved by condition 15 and 16 of application BH2013/00173.

Applicant:James Cubitt & Partners Ltd

Officer:Guy Everest 293334

Approved on 09/09/13 DELEGATED

GOLDSMID

BH2012/03968

84 - 86 Denmark Villas Hove

Erection of three storey rear extension to provide 9no one and two bedroom flats at first, second and third floor levels, with associated cycle spaces.

Applicant:The Baron Homes Corporation

Officer:Guy Everest 293334

Approved after Section 106 signed on 29/08/13 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 dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

4) UNI

The lower sections of bedroom windows to the southern elevation at second and third floor levels, as indicated on approved drawing nos. 0894-PA-56D & 0894-PA-58A, shall not be glazed otherwise than with fixed shut obscured glass and shall thereafter permanently retained as such.

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

5) UNI

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

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

6) UNI

Notwithstanding drawing no. 0894-PA-55D the development hereby permitted shall not be occupied until details of secure parking facilities for 12 cycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be fully implemented and made available for use for occupants of, and visitors to, the development prior to the first occupation of the development. The 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.

7) UNI

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

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

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

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

8) UNI

No development shall commence until a scheme for sound insulation and alternative means of ventilation to north and east facing rooms within the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has

been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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

9) UNI

No development shall commence until a scheme for sound insulation between ground and first floor level has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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

10) UNI

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

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

11) UNI

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

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

12) UNI

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

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

Plan Type	Reference	Version	Date Received
OS Plan & Aerial Views	0894-PA-50B		12/12/2012
Existing Plans (1 of 2)	0894-PA-51		20/12/2012
Existing Plans (2 of 2)	0894-PA-52		12/12/2012
Existing Elevations (1 of 2)	0894-PA-53		12/12/2012
Existing Elevations (2 of 2)	0894-PA-54		20/12/2012
Proposed Plans (1 of 2)	0894-PA-55D		12/03/2013
Proposed Plans (2 of 2)	0894-PA-56D		12/03/2013
Proposed Elevations (1 of 2)	0894-PA-57B		12/12/2012
Proposed Elevations (2 of 2)	0894-PA-58A		20/12/2012

13) UNI

No development shall take place until details of privacy screening to the southern boundary of roof terraces at first and second floor levels have been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be implemented in accordance with the agreed details prior to first occupation of the development and shall be retained as such thereafter.

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

BH2013/01112

Land Rear of 37 & 38 Cromwell Road Hove

Erection of two storey three bedroom eco house with associated improvements.

Applicant: Mrs Maureen Wheeler

Officer: Guy Everest 293334

Approved on 13/09/13 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 approved shall not be occupied until photovoltaic panels, as outlined on approved drawing nos. AD100 & AD101, have been installed on the roof of the approved building. The panels shall be maintained and permanently retained in place thereafter.

Reason: To secure micro-generation technologies for the site and to comply with policy SU2 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Sustainable Building Design SPD08.

3) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwelling house as provided for within Schedule 2, Part 1, Classes A and 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.

4) 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.

5) UNI

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

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.

6) 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 HE6 of the Brighton & Hove Local Plan.

7) UNI

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

8) UNI

No development shall take place until details of the construction of the green roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roof shall be constructed in accordance with the approved details and shall be retained as such thereafter.

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

9) 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 5 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.

10) UNI

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

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

11) UNI

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

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

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

12) UNI

No development shall take place until details of the retaining boundary wall structure, including cross sections, depth of footings, retained height, thickness of wall construction and construction materials, 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 the stability of the adjacent pavement and to comply with policy TR7 of the Brighton & Hove Local Plan.

13) UNI

Notwithstanding the submitted plans no development shall take place until details of Lifetime Homes standards to be incorporated in the design 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 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.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Floor Plans & Sections	AD100	-	08/04/2013
Proposed Elevations	AD101	-	08/04/2013

BH2013/01714

11 Cromwell Road Hove

External works to gas pipe.

Applicant: Mr D Martin

Officer: Robert McNicol 292322

Refused on 10/09/13 DELEGATED

1) UNI

By virtue of insufficient information having been supplied with the application, it has not been able to fully assess the impact of the proposal on the historic character and appearance of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2013/01815

Flat 15 52-54 The Drive Hove

Internal alterations to layout of flat. (Retrospective)

Applicant:Mr Stephen Beard

Officer:Adrian Smith 290478

Approved on 02/09/13 DELEGATED

BH2013/01860

Police Station Holland Road Hove

Change of use from police station (sui generis) to junior school (D1), including part two and part three storey extension to rear to create school hall and 2no classrooms, partial demolition of rear garages and alterations to fenestration, boundary fences and landscaping.

Applicant:Brighton & Hove City Council

Officer:Adrian Smith 290478

Approved on 04/09/13 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 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.

3) UNI

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

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

4) UNI

No part of the site shall be used for vehicular car parking other than that associated with deliveries to and from the development.

Reason: To ensure the development maintains a sustainable transport strategy and not to cause any highway safety issues and to comply with policies TR1, TR7 and TR19 of the Brighton & Hove Local Plan.

5) 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.

6) UNI

Excluding use for access and egress to the school building, the outside areas of the school shall not be use for play or recreational purposes except between the hours of 8.30am and 6pm Mondays to Fridays.

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.

7) UNI

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

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

8) UNI

All trees to be retained as part of the development, including those street trees fronting the site, shall be protected during the duration of works by fences erected in accordance with BS5837 (2012), 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.

9) UNI

The landscaping scheme detailed on drawing no.022 rev B received on 14 August 2013 shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

10) UNI

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in accordance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and the operation of the school, to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.

11) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the sustainability checklist received on the 10 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.

12) UNI

The development hereby permitted shall not be occupied until the acoustic attenuation measures detailed within the BB93 School Acoustics (Acoustics Issues) report received on 14 August 2013 have been fully implemented, and such measures shall thereafter be retained as such.

Reason: To seek to reduce noise disturbance from the use of the site and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

13) UNI

The development hereby permitted shall not be occupied until a scheme detailing improvements to footways, pedestrian crossing facilities and public transport in the vicinity of the site, including the Holland Road, Church Road corridor and the Eaton Road corridor, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not increase the danger to pedestrians walking to and from the site and to comply with policies TR1, TR8, TR11, QD28 and SU15 of the Brighton & Hove Local Plan.

14) UNI

At least six months prior to the first occupation of the development hereby approved a School Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out a package of measures to meet the needs of the site, promote sustainable travel choices and reduce reliance on private motor vehicles for staff, pupils and visitors. The Travel Plan shall be implemented in accordance with the approved details and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

15) UNI

Prior to the first occupation of the development hereby approved a Playground Management Plan for the school shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out a package of measures to minimise noise from use of the playground, including details of hours of use and means of supervision. The Plan shall be implemented in accordance with the approved details.

Reason: To seek to reduce noise disturbance from the use of the site and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	002		10/06/2013
Existing floor plans and roof plan	003		10/06/2013
	004		10/06/2013
	005		10/06/2013
	006		10/06/2013
	007		10/06/2013
Existing elevations	008		10/06/2013
	009		10/06/2013
Site levels plan			10/06/2013

Proposed block plan	002		10/06/2013
Proposed floor plans and roof plan	010 011 012 013 014		10/06/2013 10/06/2013 10/06/2013 10/06/2013 10/06/2013
Proposed elevations	015 016A	B	13/08/2013
Proposed street elevation	024	B	13/08/2013
Proposed landscaping plan	022	B	14/08/2013
External lighting details	4no. plans and 1 no. specification sheet		13/08/2013

BH2013/02213

Flat 2 Richmond House 21 Wilbury Villas Hove

Removal of existing conservatory and replacement with timber framed single storey extension. Revised fenestration to existing extension.

Applicant:Mr & Mrs Etienne

Officer:Helen Hobbs 293335

Refused on 05/09/13 DELEGATED

1) UNI

The siting and scale of the extension would have an overbearing impact leading to an increased sense of enclosure to the neighbouring property, No. 19 Wilbury Villas, to the detriment of residential amenity and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

2) UNI

The proposal would, by reason of the design, size, siting and materials, would have a discordant and unsympathetic relationship with the recipient building, giving it an overextended appearance, to the detriment of visual amenity and the character of the dwelling house. The proposal is thereby contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

BH2013/02294

23 Cissbury Road Hove

Erection of single storey rear extension.

Applicant:Mr Sayer

Officer:Helen Hobbs 293335

Approved on 10/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans, elevations, ordnance survey plan and site plan	1313-01		17th July 2013
Proposed plans and elevations	1313-02		17th July 2013

BH2013/02310

Flats D & E 13 Denmark Villas Hove

Conversion of 2no ground floor bedsits to form 1no self-contained flat.

Applicant:Brighton & Hove City Council

Officer:Steven Lewis 290480

Approved on 04/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing elevations	13-DV-03	-	05/07/2013
Proposed plans, site plan and elevations	13-DV-04	-	05/07/2013
Design and Access Statement	-	-	05/07/2013

3) UNI

The development hereby permitted shall not be occupied until the sustainability measures including insulation, boilers detailed within the Sustainability Checklist received on the 05th July 2012 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.

BH2013/02318

Flat 4 83 Lorna Road Hove

Loft conversion incorporating rooflight to the front roof slope and rooflight and dormer to the rear.

Applicant:Miss A Chiverton

Officer:Mark Thomas 292336

Approved on 10/09/13 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	02/1302558	-	4 July 2013
Existing first floor plan	03/1302558	-	4 July 2013
Existing second floor plan	04/1302558	-	4 July 2013
Existing roof plan	05/1302558	-	4 July 2013
Existing elevations	06/1302558	-	4 July 2013
Existing section	07/1302558	-	4 July 2013
Proposed first floor plan	13/1302558	-	4 July 2013
Proposed second floor plan	14/1302558	-	4 July 2013
Proposed roof plan	15/1302558	-	4 July 2013
Proposed elevations	16/1302558	-	4 July 2013
Proposed section	17/1302558	-	4 July 2013

BH2013/02428

Top Floor Flat 81 Lorna Road Hove

Loft conversion incorporating front and rear rooflights.

Applicant: Mr Philip M Nelson

Officer: Mark Thomas 292336

Approved on 09/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	848/04	Rev. A	15 July 2013
Existing floor plans	848/01	Rev. A	15 July 2013
Existing elevations	848/02	Rev. A	15 July 2013
Existing side elevation	848/03	Rev. A	15 July 2013
Proposed floor plans	848/05	Rev. A	15 July 2013
Proposed elevations	848/06	Rev. A	5 September 2013
Proposed side elevation	848/08	Rev. A	15 July 2013

HANGLETON & KNOLL

BH2013/01485

33 Hardwick Road Hove

Replacement of existing windows and door with UPVC windows and door.

Applicant: Ms Rosemary Davies

Officer: Helen Hobbs 293335

Approved on 02/09/13 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	/	/	5th June 2013
Window details	/	/	31st May 2013

BH2013/01855

The Bungalow 11 Hangleton Lane Hove

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

Applicant: Mr Jerjes Philips

Officer: Adrian Smith 290478

Approved on 04/09/13 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site plan	11HL.01		07/06/2013
Existing block plan	11HL.02		07/06/2013
Proposed site plan	11HL.03		07/06/2013
Proposed block plan	11HL.04		07/06/2013
Existing plans and elevations	11HL.06, 1HL.07		07/06/2013
Proposed plans and elevations	11HL.12, 1HL.13 11HL.14		31/07/2013

3) UNI

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the developer has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

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

4) UNI

No development shall take place until a method statement setting out how the existing listed boundary wall is to be protected, maintained and stabilised during

and after demolition and construction works, has been submitted to and approved in writing by the local planning authority. Works shall be carried out in strict accordance with the approved method statement.

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

5) UNI

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

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

BH2013/02484

33 Broad Rig Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.8m, for which the maximum height would be 2.6m, and for which the height of the eaves would be 2.46m.

Applicant:Mr Peter Todd

Officer:Jonathan Puplett 292525

Prior approval not required on 10/09/13 DELEGATED

BH2013/02563

16 Steyning Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.825m, and for which the height of the eaves would be 2.9m.

Applicant:Mr I Salama

Officer:Chris Swain 292178

Prior approval not required on 09/09/13 DELEGATED

BH2013/02568

116 Stapley 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 5.24m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant:Mrs Fatheha Hussain

Officer:Chris Swain 292178

Prior Approval is required and is refused on 03/09/13 DELEGATED

1) UNI

The proposed rear extension, by reason its height, mass and depth would result in a significantly overbearing impact, an unacceptable sense of enclosure and a loss of light to the adjoining property, No.118 Stapley Road. 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). This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Application form outlining the dimensions of the proposed development.			29 July 2013
Block plan			29 July 2013
Existing and proposed plans and site photos			29 July 2013

BH2013/02649**3 Park Rise Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.6m.

Applicant:Mr David Miles

Officer:Jonathan Puplett 292525

Prior approval not required on 11/09/13 DELEGATED

NORTH PORTSLADE**BH2013/01476****Downs Park School Foredown Road Portslade**

Installation of ventilation system including external ducting and plant machinery on first floor flat roof.

Applicant:Property & Design

Officer:Robert McNicol 292322

Approved on 05/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plans	J026 001		10 May 2013
Existing and proposed plans	J026 300		10 May 2013
Existing and proposed elevations and roof plan	J026 301		10 May 2013
Kitchen supply and exhaust technical details			14 June 2013

SOUTH PORTSLADE**BH2013/01933****67A Station Road Portslade**

Change of Use of Lower ground floor and part of ground floor from hairdressers (A1) to self contained flat (C3) with alterations including revised fenestration to rear.

Applicant:Mr Faris Wahab

Officer:Christopher Wright 292097

Refused on 09/09/13 DELEGATED

1) UNI

The proposed rear extension would, by reason of the design, scale, form, footprint and siting, have an over-developed and dominant appearance that would relate poorly with the character, plan form and appearance of the recipient building, resulting in an over-extended appearance, to the detriment of visual amenity. As such the proposal is contrary to policies QD1, QD2, QD3, QD14 and

HO4 of the Brighton & Hove Local Plan and SPD12: Design Guide for Extensions and Alterations.

2) UNI2

The proposed ground floor bedroom at the rear of the property would be adjacent to the private amenity space belonging and used by the existing first floor flat and would therefore compromise the capacity of the neighbouring occupiers to use the garden. The proposed glass block screen would not fully preclude overlooking and loss of privacy and would reduce the limited amount of light reaching the windows of the proposed lower ground floor bedroom, which would in any case have a limited outlook and levels of natural daylight. As such the proposal would have a detrimental impact on neighbour and future occupiers' amenity and living conditions, contrary to the objectives of policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02049

Aldi Stores Ltd 7 Carlton Terrace Portslade

Application for variation of condition 12 of BH2011/02857 for a reduction in the free parking allowance to read: The first one and a half hours of parking shall be free of charge for visitors of the Portslade Shopping Centre.

Applicant:Aldi Stores Ltd

Officer:Steven Lewis 290480

Refused on 03/09/13 DELEGATED

1) UNI

The application fails to adequately demonstrate in the context of the present operation of the car park, the store and the District Shopping Centre Parking; that the reduction of parking hours from 2hrs to 1hr 30mins for the additional parking granted in excess to the adopted parking standards; would not hinder visitors wishing to access the wider district centre and support the wider viability and vitality of the Boundary Road/Station Road shopping centre contrary to policies SR6 and TR2 of the Brighton and Hove Local Plan and Supplementary Planning Guidance Note 4 (Parking).

BH2013/02203

57-58 Station Road Portslade

Display of internally illuminated projecting signs and lettering and display of non illuminated vinyl name plate.

Applicant:Lloyds Banking Group

Officer:Christopher Wright 292097

Approved on 09/09/13 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.

BH2013/02250

9 Highlands Road Portslade

Erection of single storey rear extension.

Applicant:Dr & Mr D Kabole

Officer:Adrian Smith 290478

Approved on 10/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan and proposed elevations	13/12/1	a	23/08/2013
Existing floor plans and elevations	12/19/1	a	08/07/2013
Proposed floor plans and sections	13/12	a	23/08/2013

BH2013/02284

73 Applesham Way Brighton

Erection of single storey rear extension with pitched roof.

Applicant: Mr Peter Williams

Officer: Mark Thomas 292336

Approved on 18/09/13 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 opaque screen shown on drawing no. 472(PL)1b shall be erected prior to the terrace/ access to garden first being brought into use, and retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	472(PL)2a	-	3
Existing and proposed plans and elevations	472(PL)1b	-	8 July 2013

HOVE PARK

BH2013/01505

162 Woodland Drive Hove

Demolition of existing bungalow and erection of 2no five bedroom dwellings (part retrospective)

Applicant: Mr Kevin Fitzpatrick

Officer: Steven Lewis 290480

Approved on 29/08/13 COMMITTEE

1) UNI

The development hereby permitted shall be completed in accordance with the

approved drawings and details listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	14/05/2013
Block Plan	-	-	14/05/2013
Existing Floor Plan	12011/09.001	-	21/05/2013
Existing Elevations	12011/09.002	-	21/05/2013
Land Levels	12011/10.001	B	30/07/2013
Street Elevation	12011/10.002	A	30/07/2013
Ground Floor Plan (Plot 1)	12001/11.001	D	30/07/2013
First Floor Plan (Plot 1)	12001/11.002	D	30/07/2013
Second Floor Plan (Plot 1)	12001/11.003	C	30/07/2013
Roof Plan (Plot 1)	12001/11.004	C	30/07/2013
Ground Floor Plan (Plot 2)	12001/11.005	B	30/07/2013
First Floor Plan (Plot 2)	12001/11.006	B	30/07/2013
Second Floor Plan (Plot 2)	12001/11.007	B	30/07/2013
Roof Plan (Plot 2)	12001/11.008	B	30/07/2013
Front Elevation (Plot 1)	12001/13.001	B	30/07/2013
Rear Elevation (Plot 1)	12001/13.002	B	30/07/2013
Side Elevation (Plot 1)	12001/13.003	C	06/08/2013
Side Elevation (Plot 1)	12001/13.004	B	30/07/2013
Front Elevation (Plot 2)	12001/13.005	B	30/07/2013
Rear Elevation (Plot 2)	12001/13.006	B	30/07/2013
Side Elevation (Plot 2)	12001/13.007	B	30/07/2013
Side Elevation (Plot 2)	12001/13.008	C	06/08/2013
Arboricultural Report - May 2010	-	-	14/05/2013
Supporting Arboricultural Information - Dec 2012	-	-	14/05/2013
Materials Schedule	-	-	
Cycle and Refuse Storage Sheds	-	-	14/05/2013

2) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwelling house(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.

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 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

The first floor windows in the side elevations 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.

5) UNI

The proposed side screening serving the balconies shall be obscurely glazed and shall be implemented in strict accordance with the approved details. The privacy screen shall be of a minimum height of 1.7metres above the terrace level and thereafter retained as such

Reason: To ensure adequate screening and to prevent mutual overlooking to accord with policies QD1 and QD27 of the Brighton & Hove Local Plan

6) UNI

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

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

7) UNI

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.

8) UNI

The agreed materials used in the development shall be natural slate, white render (Manufacturer is Monocouche - White B00), timber door, white uPVC frames and a light grey aluminium window frames and in strict accordance with the schedule of material received on 14/08/2013.

Reason: In the interests of the visual amenity of the are and to accord with Policy QD1 of the Brighton & Hove Local Plan

9) UNI

The finished land levels of the site and building heights shall be in strict accordance with detail of drawing 12011.10.001B.

Reason: To ensure the protection of amenities of adjacent residential occupiers, for the avoidance of doubt, in the interests of the visual amenity of the area and to comply with policies QD1, QD2 and QD27 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 and in accordance with the details provided 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 development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and in accordance with the details provided and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

12) UNI

The 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.

13) UNI

The details set out in the Arboricultural Report dated May 2010 and the Supporting Arboricultural Information dated December 2012 shall be implemented on site

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.

BH2013/01591

14 Hill Brow Hove

Remodelling of existing dwelling including erection of rear and side extensions, roof terraces to the rear at ground, first and second floor levels, loft conversion with roof alterations and other associated works.

Applicant: Mr & Mrs D Jackson

Officer: Robert McNicol 292322

Refused on 09/09/13 DELEGATED

1) UNI

By virtue of its increased bulk and width, the proposed development would unduly dominate the plot and have a cramped appearance. The development would also result in the loss of important visual gaps between the application property and its adjacent neighbours. The proposed development would therefore fail to make a positive contribution to the visual quality of the environment and would be unsympathetic to the positive qualities of the local neighbourhood, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

2) UNI2

The form and appearance of the development, in particular the form of the two front projecting parts, the roof form of the building, and the various projecting elements, roof forms and arrangement of fenestration at the rear of the building, would give the resulting building an overly complex and confused appearance that would fail to demonstrate a high standard of design or make a positive contribution to the visual quality of the environment, contrary to policy QD1 and QD14 of the Brighton & Hove Local Plan and SPD12, design guide for extensions and alterations.

3) UNI3

The first and second floor roof terraces would give opportunities for overlooking of

properties to the rear and side of the application site, resulting in a significant loss of privacy and having a detrimental impact on the amenity of neighbouring residents, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

Insufficient information has been supplied regarding the ventilation and treatment of the proposed swimming pool. It has not therefore been possible to fully assess the impact of the proposed development on the amenity of neighbouring residents, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01693

Cardinal Newman Catholic School The Upper Drive Hove

Erection of a new three storey detached building to the north of the existing school, alterations to existing Newman building, relocation of 40no car parking spaces to south east corner and associated works.

Applicant: The Governors of Cardinal Newman School

Officer: Jason Hawkes 292153

Approved after Section 106 signed on 04/09/13 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

Within 3 months of occupation of the new sixth form building hereby approved, the school or developer shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers).

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

3) 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.

4) UNI

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

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

5) UNI

No development shall commence until details showing the type, number, location and timescale for implementation of the compensatory bird boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

6) UNI

No development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' of relevant BREEAM assessment for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

No development shall commence until a feasibility study for rainwater harvesting has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

Reason: To ensure the development is sustainable in terms of rain water harvesting and in accordance with policy SU2 and SPD8: Sustainable Building Design of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

No development shall commence until full details of the new pedestrian access onto The Upper Drive, including elevation drawings, have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed details and thereafter retained as such.

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

10) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed building in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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

11) UNI

No development shall 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 (including new fencing), planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the

Brighton & Hove Local Plan.

12) UNI

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

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

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

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

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

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 Plan	1228_P_001	P2	5th June 2013
Block Plan	1228_P_002	P3	31st July 2013
Parking Provision	1228_P_005	P3	31st July 2013
Existing Site Plan	1228_P_009	P1	24th May 2013
Proposed Site Plan	1228_P_010	P2	31st July 2013
Ground Floor Plan	1228_P_110	P2	24th May 2013
First Floor Plan	1228_P_111	P2	24th May 2013
Second Floor & Roof Plan	1228_P_112	P2	24th May 2013
Modifications to Newman Building	1228_P_113	P1	5th June 2013
Proposed Elevations	1228_P_200	P3	24th May 2013
Elevation from the Upper Drive	1228_P_300	P2	24th May 2013
Section 1-1	1228_P_150	P3	24th May 2013

Cardinal Newman Catholic School - New Sixth Form Centre Material Samples			6th August 2013
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BH2013/01720

Aldrington C of E Primary School Eridge Road Hove

Extensions and alterations to school building including erection of two storey block and creation of link corridor, erection of single storey extension to school hall, erection of single storey extension and creation of new main entrance to school. Internal remodelling, creation of new parking spaces, landscaping, alteration to West boundary and associated works.

Applicant: Ms Gillian Churchill

Officer: Adrian Smith 290478

Approved on 06/09/13 COMMITTEE

1) UNI

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in accordance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and the operation of the school, to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.

2) UNI

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

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

3) UNI

The development hereby permitted shall not be occupied until a scheme detailing improvements to footways, pedestrian crossing facilities and public transport in the vicinity of the site, including the Nevill Road corridor, the area to the north of Nevill Road, Nevill Avenue and the area to the south and the area to the west of Holmes Avenue, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not increase the danger to pedestrians walking to and from the site and to comply with policies TR1, TR8, TR11, QD28 and SU15 of the Brighton & Hove Local Plan.

4) UNI

At least six months prior to the first occupation of the development hereby approved a School Travel Plan for the development shall be submitted to and

approved in writing by the Local Planning Authority. The Travel Plan shall set out a package of measures to meet the needs of the site, promote sustainable travel choices and reduce reliance on private motor vehicles for staff, pupils and visitors. The Travel Plan shall be implemented in accordance with the approved details and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

5) UNI

The development hereby permitted shall not be occupied until the disabled parking bays detailed on drawing no. 007 rev C received on 22/07/2013 have been fully implemented and made available for use, and these areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

6) 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.

7) UNI

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

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

8) UNI

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

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

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
Existing plan	003	-	29/05/2013
Existing elevations	004	-	29/05/2013
Site plan	001	-	29/05/2013
Proposed block plan	002	A	10/06/2013
Proposed external works plan	007	C	22/07/2013

Proposed plans	005, 006		29/05/2013
Proposed elevations	009,		29/05/2013
Proposed elevations	011		10/06/2013
Proposed contextual elevations	010	-	29/05/2013
Proposed external finishes	016	A	07/08/2013
Site Fire Strategy	111	-	15/07/2013

10) UNI

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

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

11) UNI

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

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

12) UNI

No development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

13) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, 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 accordance with BS5837 (2012) during the course of development.

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

14) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority, in accordance with the measures detailed within the Ecological Appraisal Report received on 29 May 2013 and the standards described in Annex 6 of SPD 11. The agreed scheme shall be implemented in full prior to the occupation of the development hereby approved.

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

BH2013/02014**Unit 1 Goldstone Retail Park Newtown Road Hove**

Alterations to elevations to provide new glazed shop front.

Applicant:Scottish Widows Investment Partnership Unit Trust

Officer:Steven Lewis 290480

Approved on 02/09/13 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	-	-	18/06/2013
Existing and Proposed External Elevation	HVE_C50	-	18/06/2013
Mezzanine Floor Plan	TKM_HOVE-3086-CL	Rev A	11/07/2013
Ground floor	130202/E001		11/07/2013
Shopfront section	130202/E006b	-	11/07/2013

BH2013/02048**6 & 8 Kelly Road Hove**

Application for Approval of Details Reserved by condition 3 and 11 of application BH2012/03216.

Applicant:Ms Eman Barakat

Officer:Guy Everest 293334

Approved on 05/09/13 DELEGATED

BH2013/02063**41 Hove Park Road Hove**

Remodelling and extension of main roof to facilitate loft conversion incorporating rooflights and a lantern light. Installation of lantern lights to flat roof at rear.

Applicant:Mr & Mrs Guy Barwell

Officer:Clare Simpson 292454

Refused on 04/09/13 COMMITTEE

1) UNI

The development by reason of its design and form in relation to the existing house and in the context of the surrounding area would create contrived and disjointed roof to the building which fails to respect the existing features of the property and harm the existing character and appearance of Hove Park Road. The development is therefore considered contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document - Design Guide for Extensions and Alterations (SPD12)

BH2013/02103**21A Lloyd Road Hove**

Erection of single storey extension to pool house and installation of window to garage.

Applicant:Mr Nicholas Powell

Officer:Clare Simpson 292454

Approved on 02/09/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies

QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and proposed layouts	LR/2013/21/01		20th June 2013
Pool house west elevations existing and proposed layouts	LR/2013/21/02		20th June 2013
Pool house east elevations existing and proposed layouts	LR/2013/21/03		20th June 2013
Pool house front and rear elevations existing and proposed layouts	LR/2013/21/04		20th June 2013
Existing and proposed plans	LR/2013/21/06		20th June 2013
Existing and proposed elevations	LR/2013/21/07		20th June 2013
Site location plan			20th June 2013
Block Plan			20th June 2013

BH2013/02210

24 Tongdean Road Hove

Extension and alterations at lower ground and ground floor to side extension including rooflight, resurfacing of exterior at first floor, installation of rooflight to front elevation and associated works.

Applicant:Ms Lucy Davis

Officer:Helen Hobbs 293335

Refused on 12/09/13 DELEGATED

1) UNI

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

BH2013/02307

10 Chalfont Drive Hove

Erection of single storey rear extension, first floor side extension and other

associated alterations.

Applicant:Mr Phil Turner

Officer:Robert McNicol 292322

Refused on 06/09/13 DELEGATED

1) UNI

The proposed two storey side extension would have an excessive width, greater than half the width of the recipient property. The ridge line of the side extension would not be lower than that of the main part of the house. For these reasons, the proposed side extension would not appear subservient to the dwelling house but would dominate the appearance of the building. This would be exacerbated by the forward projection and additional width of the enlarged garage, which would appear as a distinct bulk beneath the two storey side extension rather than as an incorporated feature of the property. The development would therefore be detrimental to the appearance of the recipient property and the wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 'design guide for extensions and alterations'.

BH2013/02402

55 The Drove Hove

Erection of single storey rear extension.

Applicant:Mr Graham Knight

Officer:Helen Hobbs 293335

Approved on 12/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans	134(20)001		18th July 2013
Existing elevations	134(20)002		18th July 2013
Proposed plans	134(21)001		18th July 2013
Proposed elevations	134(21)002		18th July 2013
Proposed site location plans	134(10)000		18th July 201
Existing site location plans	134(11)000		18th July 2013

BH2013/02416

33 Sandringham Drive Hove

Erection of single storey rear extension and repositioning of existing raised deck.

Applicant:Mr Steve Lynn

Officer:Jason Hawkes 292153

Refused on 10/09/13 DELEGATED

1) UNI

Due to the position and bulk of the extension, the proposal would result in a loss of outlook, light, overshadowing and a heightened sense of enclosure to 35 Sandringham Drive. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan and SPD: Design Guide for Extensions and Alterations and Alterations.

BH2013/02498

7 Mill Drive Hove

Erection of a single storey side and rear extension.

Applicant:Trevor White

Officer:Mark Thomas 292336

Refused on 17/09/13 DELEGATED

1) UNI

The proposed extension, by virtue of its scale, bulk, height, projection and proximity to the shared boundary with no. 9 Mill Drive, would have a significantly detrimental and overbearing impact on the occupiers of the adjoining neighbour, with resultant overshadowing, loss of outlook and increased sense of enclosure. As such, the proposed development would be contrary to policy QD27 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

2) UNI

The proposed extension is considered of poor design which relates poorly to the existing dwelling, failing to preserve the buildings original plan. The southern end of the extension would be readily visible within the street scene, and as such the proposed development would have a significantly detrimental impact on the character and appearance of the host property and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

BH2013/02683

2 Chalfont Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant:Mr Luke Howlett

Officer:Adrian Smith 290478

Prior approval not required on 12/09/13 DELEGATED

WESTBOURNE

BH2013/02137

153 Kingsway Hove

Extension of top floor and conversion of existing conference suite to create 10 no. additional guest bedrooms.

Applicant:Mr Martin Ailion

Officer:Robert McNicol 292322

Approved on 29/08/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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 floor plan			24 June 2013
Proposed floor plan			24 June 2013
Existing north elevation			24 June 2013
Existing east elevation			24 June 2013
Existing south elevation			24 June 2013
Existing west elevation			24 June 2013
Proposed north elevation			24 June 2013
Proposed east elevation			24 June 2013
Proposed south elevation			24 June 2013
Proposed west elevation			24 June 2013

5) UNI

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

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

undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:

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

(viii) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

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

BH2013/02362

34 New Church Road Hove

Replacement of front boundary wall.

Applicant:Mr A Hyman

Officer:Christopher Wright 292097

Refused on 10/09/13 DELEGATED

1) UNI

The proposed front boundary wall would, by reason of the additional width of the vehicular opening, the spacing and number of piers, and the overall height, would have an unduly dominant appearance that would not relate sympathetically to the layout or form of the main dwelling house and would detract from the character of the Pembroke and Princes Conservation Area, to the detriment of visual amenity. As such the proposal is contrary to policy HE6 of the Brighton & Hove Local Plan 2005, SPD09: Architectural Features, and SPD12: Design Guide for Alterations and Extensions.

WISH

BH2013/00741

331 Kingsway Hove

Application for approval of details reserved by condition 17ii and 23b of application BH2012/00988.

Applicant:Mr Andrew Lock

Officer:Guy Everest 293334

Approved on 03/09/13 DELEGATED

BH2013/01017

Wickenden Garage Scott Road Hove

Addition of first floor with pitched roof to form 1no two bed flat with associated works.

Applicant:Mr F Wickenden

Officer:Helen Hobbs 293335

Refused on 29/08/13 DELEGATED

1) UNI

Insufficient information has been submitted in respect of levels of noise and disturbance generated by the existing automobile engineer/garage use and how the amenity and living conditions of future occupants of the proposed flat may be affected by noise and disturbance. As such no assurance is provided that future occupiers' amenity would not be compromised and the proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would compromise the day to day running of the existing garage (B2) as a result of noise and disturbance complaints from potential occupiers of the proposed residential unit. The proposal is therefore contrary to policy EM6 of the Brighton & Hove Local Plan.

BH2013/01496

33 Grange Road Hove

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

Applicant:Mr M Emre

Officer:Mark Thomas 292336

Refused on 30/08/13 DELEGATED

1) UNI

The proposed infill side/rear extension, by virtue of its height, depth, positioning and proximity to the shared boundary with no. 31 Grange Road, would have an overbearing impact on occupiers of this neighbouring property, resulting in a loss of outlook, overshadowing and an increased sense of enclosure. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and Supplementary Planning Document (SPD) 12: design guide for extensions and alterations.

BH2013/02110

291 Kingsway Hove

Certificate of lawfulness for proposed loft conversion incorporating front rooflight, rear dormers and side window.

Applicant:Mr M Van Leusen

Officer:Mark Thomas 292336

Approved on 30/08/13 DELEGATED

BH2013/02160

149 Portland Road Hove

Conversion of first and second floor from bank to 1 no. studio flat and 1 no. 2 bed maisonette.

Applicant:Mr S Ajmi

Officer:Steven Lewis 290480

Approved on 09/09/13 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

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	13/253/OS	-	08/07/2013
Floor Plans and Elevations - Existing	13/253/01	-	08/07/2013
Floor Plans and Elevations - Proposed	13/253/02	D	08/07/2013

BH2013/02388

40-42 Portland Villas Hove

Demolition of existing garages and erection of 1 no three bedroom house.

Applicant: Mr Kevin Grice

Officer: Clare Simpson 292454

Approved on 10/09/13 DELEGATED

1) BH01.01

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

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

2) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwelling house(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.

3) UNI

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

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

4) UNI

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

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

5) UNI

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

the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

6) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover immediately in front of the new house 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.

7) UNI

No development or other operations shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme. Timing of operation regarding lifting of hard standing and laying of new frontage to be included in the tree protection scheme. Any drainage / service runs laid within

Root Protection Zones should be included in this document.

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

8) UNI

9.(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.

9) UNI

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from

contamination.

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

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

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

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.

12) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site plan	EX01		16TH July 2013
Existing elevations of neighbouring buildings	EX02		16TH July 2013
Proposed plans sections and elevations	PL01		16TH July 2013
Proposed location and block plan	PL02		16TH July 2013

13) 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.

BH2013/02718

364 Portland Road Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Graham Aitken

Officer: Steven Lewis 290480

Approved on 09/09/13 DELEGATED

BH2013/02774

37 Brittany 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 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.65m.

Applicant:Roger M C Abrahams

Officer:Jonathan Puplett 292525

Prior approval not required on 11/09/13 DELEGATED

Withdrawn Applications

BH2013/02292

6 Braemore Road Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, 2no rooflights to the front roof slope, 2no dormers to the rear and installation of window to the side. Removal of front porch and other associated works.

Applicant:Mr James Pritchett

Officer: Robert McNicol 292322

WITHDRAWN ON 02/09/13