

### PLANS LIST 11 December 2013

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

### PATCHAM

#### BH2013/02819

#### **37 Mackie Avenue Brighton**

Erection of a single storey rear extension. Installation of 2no windows to side elevation at ground floor level and other associated works.

**Applicant:** Mr Gargan

**Officer:** Adrian Smith 290478

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

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

The development hereby permitted shall be commenced before the expiration of 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 western elevation 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 shall be constructed in the western 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.*

#### **4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan			04/09/2013
Existing plans and elevations	1471/1681		15/08/2013
Proposed plans and elevations	1471/1682	A	15/08/2013

## **5) UNI**

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

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

### **BH2013/03178**

#### **3 Braeside Avenue Brighton**

Erection of two storey rear extension, single storey front extension, roof alterations including dormers to front and rear rooflights to rear and associated works.

**Applicant:** Paul Yeates

**Officer:** Sue Dubberley 293817

**Refused on 08/11/13 DELEGATED**

#### **1) UNI**

It is considered that the roof extensions and two storey rear extension would appear as incongruous and unsympathetic alterations, due to the increase in ridge height, additional bulk and mass and excessively large and poorly positioned front dormers. The proposal is situated on a highly prominent frontage and would therefore be detrimental to the character and appearance of the existing building and the visual amenities of the surrounding area, contrary to policies QD14 of the Brighton & Hove Local Plan and SPD12, Design Guide for Extensions and Alterations.

#### **2) UNI**

The proposed development would lead to a significant level of overlooking and consequential loss of privacy to the gardens of adjoining properties and to the front windows of No1 Braeside Avenue to the detriment of existing residential amenity. The proposal would therefore be contrary to planning policy QD27 of the Brighton & Hove Local Plan.

### **BH2013/03194**

#### **2 - 8 Carden Avenue Brighton**

Application for Approval of Details Reserved by Condition 16 of application BH2011/03358.

**Applicant:** Hallmark Care Homes

**Officer:** Liz Arnold 291709

**Approved on 12/11/13 DELEGATED**

### **BH2013/03238**

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

Display of 4no externally illuminated signs around boundary of site.

**Applicant:** Hallmark Care Homes

**Officer:** Emily Stanbridge 292359

**Refused on 19/11/13 DELEGATED**

#### **1) UNI**

The application submitted contains insufficient information to fully assess the impacts of the scheme. Notwithstanding the lack of detail, there is sufficient information to determine the application. The proposed advertisements by virtue of their size and siting are considered unacceptable and excessive in number having an adverse impact on the character of the surrounding area. In addition, based on the information provided, the use of external illumination, specifically to the corner of Carden Avenue with London Road and London road and the number of illuminated signs in this location is considered inappropriate. The proposed scheme is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements.

**BH2013/03266**

**52 Graham Avenue Brighton**

Certificate of lawfulness for the proposed erection of a detached garden room in rear garden.

**Applicant:** Sam Parsons

**Officer:** Andrew Huntley 292321

**Approved on 31/10/13 DELEGATED**

**BH2013/03339**

**61 Overhill Drive Brighton**

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

**Applicant:** Mr & Mrs Bassett

**Officer:** Andrew Huntley 292321

**Refused on 14/11/13 DELEGATED**

**1) UNI**

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

**BH2013/03358**

**28 Beechwood 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 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.

**Applicant:** Mr Emlyn Roberts

**Officer:** Chris Swain 292178

**Prior Approval is required and is refused on 07/11/13 DELEGATED**

**1) UNI**

The proposed rear extension, by reason of its height, design, mass and depth would result in a significantly overbearing impact and an unacceptable sense of enclosure to the adjoining property, No.30 Beechwood Avenue.

**BH2013/03500**

**91 Braeside Avenue Brighton**

Certificate of lawfulness for proposed loft conversion incorporating extensions and alterations to the roof, dormer to the rear and 3no rooflights to the front. Proposed erection of single storey side and rear extension.

**Applicant:** Mr & Mrs Rummery

**Officer:** Adrian Smith 290478

**Split Decision on 14/11/13 DELEGATED**

**1) UNI**

GRANT a lawful development certificate for the proposed hip-gable roof extension, rear dormer and front rooflights for the following reason:

The proposed hip-gable roof extension, dormer window and front rooflights are permitted under Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**1) UNI**

REFUSE a lawful development certificate for the proposed rear extension for the following reason:

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, as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would be greater than half the width of the original dwellinghouse.

## **PRESTON PARK**

### **BH2013/02965**

#### **St Andrews Day and Resource Centre St Andrews Road Brighton**

Demolition of single storey building and rear garages and erection of 4 no. three bedroom houses and 3 no. two bedroom houses with associated car and cycle parking and landscaping.

**Applicant:** Stonerix Ltd

**Officer:** Wayne Nee 292132

**Refused on 12/11/13 DELEGATED**

#### **1) UNI**

The proposed dwellings, by reason of the combination of eaves height and proximity to the site boundary, would represent a cramped and overbearing development to the detriment of the amenities of the occupiers of neighbouring properties on Edburton Avenue. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2013/02966**

#### **St Andrews Day and Resource Centre St Andrews Road Brighton**

Demolition of single storey building and rear garages.

**Applicant:** Stonerix Ltd

**Officer:** Wayne Nee 292132

**Refused on 12/11/13 DELEGATED**

#### **1) UNI**

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

### **BH2013/03015**

#### **32 Florence Road Brighton**

Erection of single storey glazed rear extension.

**Applicant:** Peter Alderman

**Officer:** Sonia Gillam 292265

**Approved on 08/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 western elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such. Reason: To safeguard the privacy of the occupiers of the adjoining property and to

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

**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			03/09/2013
Block plan			03/09/2013
Existing roof plan and elevations	1A		13/09/2013
Proposed floor plan, roof plan and elevations	2A		13/09/2013

**BH2013/03107**

**23 Havelock Road Brighton**

Alterations to flat and maisonette including demolition and replacement of ground floor extension and erection of first floor extension to rear (Part Retrospective).

**Applicant:** Copse Mill Properties Ltd

**Officer:** Wayne Nee 292132

**Approved on 05/11/13 DELEGATED**

**1) 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.*

**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	1307/P001		10 September 2013
Existing lower ground floor and ground floor	1307/P/101		10 September 2013
Existing first and second floor	1307/P/102		10 September 2013
Existing front elevation	1307/P/103		10 September 2013
Existing rear elevation	1307/P/104		10 September 2013
Proposed lower ground floor and ground floor	1307/P/201A		10 September 2013
Proposed first and second floor	1307/P/202A		10 September 2013
Proposed front elevation	1307/P/203A		10 September 2013
Proposed rear and side elevations	1307/P/204A		10 September 2013

**BH2013/03140****11a Preston Park Avenue Brighton**

Application for variation of condition 1 of application BH2013/02476 (original permission BH2008/03339 - Demolition of existing house and erection of 3no detached houses with car parking) to amend drawings to allow for basements to Units 1 & 2, enlargement of basement to Unit 3, an additional room at first floor level to Unit 1 and revised fenestration to all units.

**Applicant:** Roche Barrett Estates

**Officer:** Liz Arnold 291709

**Refused on 12/11/13 DELEGATED**

**1) UNI**

The applicant has failed to demonstrate that sufficient protection would be afforded to the existing nature conservation features on the site in respect of the re-positioning of the existing ponds. The development is therefore contrary to policies QD17 and QD18 of the Brighton & Hove Local Plan and Supplementary Planning Document 11, Nature Conservation and Development.

**BH2013/03255****90 Sandgate 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 3.9m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.5m.

**Applicant:** Mr Matt Randall

**Officer:** Chris Swain 292178

**Prior approval not required on 04/11/13 DELEGATED**

**BH2013/03283****Ground Floor Flat 3 Osborne Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Christian Blundell

**Officer:** Emily Stanbridge 292359

**Approved on 14/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 brickwork of the extension 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	P1201-001a	A	25.09.2013
Block Plan	P1201-01b	B	25.09.2013
Existing Elevations	P1201-02		25.09.2013
Section A-A	P1201-06c	C	25.09.2013

Existing Floor Plans	P1201-02		25.09.2013
Proposed Floor Plans	P1201-04d	D	25.09.2013
Proposed elevations	P1201-05d	D	25.09.2013

**BH2013/03304**

**75 Chester Terrace Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2012/02140.

**Applicant:** Ms E Minghella

**Officer:** Emily Stanbridge 292359

**Approved on 12/11/13 DELEGATED**

**BH2013/03372**

**375 Ditchling Road Brighton**

Application for Approval of Details Reserved by Conditions 10, 11 and 12 of application BH2013/00210.

**Applicant:** Richard Brain

**Officer:** Adrian Smith 290478

**Approved on 18/11/13 DELEGATED**

**BH2013/03469**

**150 Osborne Road Brighton**

Certificate of lawfulness for a proposed loft conversion incorporating a rear dormer with a Juliet balcony and rooflights to the front elevation.

**Applicant:** Mr & Mrs Anderson

**Officer:** Emily Stanbridge 292359

**Approved on 07/11/13 DELEGATED**

**BH2013/03526**

**27 Hamilton 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 4.6m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.55m.

**Applicant:** Iain Chambers

**Officer:** Adrian Smith 290478

**Prior approval not required on 14/11/13 DELEGATED**

**REGENCY**

**BH2013/00972**

**2 Ship Street Brighton**

Installation of new shop front.

**Applicant:** Mr Pete Bradford

**Officer:** Guy Everest 293334

**Approved on 18/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 1:20 scale sections of the proposed shopfront have been submitted to and approved in writing by the Local Planning

Authority. The development shall be implemented in strict accordance with the approved details.

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

### 3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	32890/5		22/03/2013
Block Plan	32890/6		22/03/2013
Shopfront Details - As Existing	32890/7		22/03/2013
Shopfront Details - As Proposed	32890/8	B	08/07/2013
Details As Existing	32890/1	A	14/08/2013
New North Door Details	32890/9		14/08/2013

### **BH2013/01148**

#### **23A, 23B & 23C (Former Car Park Site) Clifton Hill Brighton**

Application for variation of condition 16 of application BH2010/02259 (Application for variation of condition 23 of application BH2010/00503 to substitute the phrase 'grey water' to say 'rain water') to replace the timber louvres to the first floor windows with obscured glazing.

**Applicant:** River Oaks Homes

**Officer:** Jason Hawkes 292153

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

### 1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			14th May 2013
Survey & Location Plan			18th April 2013
Approved First Floor Plan			18th April 2013
Proposed First Floor Plan			18th April 2013
Approved South Elevation	02		18th April 2013
Proposed South Elevation	02		18th April 2013
Tree Constraints Plan	TCP-01		22nd February 2010
Tree Protection Plan	TPP-01		22nd February 2010
Block Plan	0956-PO1	A	15th March 2010
Existing Lower Ground Floor Plan	0956-PO2	A	15th March 2010
Existing Ground Floor Plan	0956-PO3	A	15th March 2010
Existing Sections AA & BB	0956-PO4	A	15th March 2010
Proposed Lower Ground Floor Plan	0956-PO5	A	15th March 2010
Proposed Ground Floor Plan	0956-06	A	15th March 2010



Existing Sections AA & BB	0956-PO7	A	15th March 2010
6 & 7 Powis Villas - Proposed Floor Plans	TA224/40		18th May 2010
6 & 7 Powis Villas - Proposed Plans	TA224/41		18th May 2010
6 & 7 Powis Villas - Proposed Section	TA224/42	B	18th May 2010
6 & 7 Powis Villas - Proposed Elevations	TA224/43	A	18th May 2010
6 & 7 Powis Villas - Proposed Elevations	TA224/44		18th May 2010
6 & 7 Powis Villas - Proposed Elevations	TA224/45		18th May 2010
6 & 7 Powis Villas - Proposed Elevations	TA224/46		18th May 2010
6 & 7 Powis Villas - door details			18th May 2010
6 & 7 Powis Villas - basement section			18th May 2010
6 & 7 Powis Villas - box sash window detail			18th May 2010
6 & 7 Powis Villas - detail of proposed door into basement area			18th May 2010
Lower Ground Floor Plan showing foundations & drainage	2917/05	D	19th July 2010
Rainwater Storage Tanks	DS0621	P	19th July 2010
Rainwater Harvesting System Schematics	DS0980		19th July 2010

## 2) UNI

The scheme shall be implemented in accordance with the landscape scheme, approved under BH2010/02602, as indicated on drawing LP-01A received on the 25th August 2010.

*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, QD14 and HE6 of the Brighton & Hove Local Plan.*

## 3) UNI

The new doors leading from the light wells to the underground garages should be four panelled painted timber ones with flush panels with beaded edges to match the original timber doors to the basements of Nos. 6 and 7, and the walls of the light wells and access ways to the garages shall be smooth rendered and painted white.

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

## 4) UNI

The scheme shall be implemented in accordance with the irrigation scheme for 5, 6 & 7 Powis Villas received on the 25th August 2010, approved under BH2010/02602.

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

## 5) UNI

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

the dwellinghouses 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**

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 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.*

#### **7) UNI**

All windows on the side elevations of the new houses 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.*

#### **8) UNI**

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

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

#### **9) UNI**

The refuse and recycling storage facilities indicated on the approved plans shall be made available for use and 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.*

#### **10) UNI**

Access to the flat roof to the sides and rear at second floor level 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.*

#### **11) UNI**

Within one month of the date of this permission, the three rear first floor bedroom windows (as indicated on drawing named 'Proposed South Elevation 02') for 23A, 23B & 23C Clifton Hill shall be obscure glazed to a height of 1.7m above the floor of the rooms in which the windows are installed and the windows shall also be fitted with the window restrictors in accordance with the details set out in the email from Emma Petrykov received on the 12th July 2013. Except in emergencies, the restrictors shall restrict the windows to an opening of no more than 100mm. The obscure glazing and restrictors shall be retained as such thereafter.

*Reason: To protect the amenity of adjacent properties and in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**12) UNI**

The scheme shall be implemented in accordance with the drawing 0956-33P1, 0956-34P1 and 0956-35P1 received on the 25th August 2010, approved under BH2010/02602, which indicate that the new dwellings are Lifetime Homes compliant.

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

**13) UNI**

The solar panels for the new houses shall be implemented in accordance with the drawing 0956-07P2 & 0956-16P3 received on the 25th August 2010 approved under BH2010/02602.

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

**14) UNI**

The development for the new houses shall incorporate the rain water recycling facilities into the scheme as indicated on the drawings 2917-05D, DS0980 & DS0621P and outlined in the details received on the 19th July 2010 approved under BH2013/02259.

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

**15) UNI**

The approved cycle parking facilities shall 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.*

**16) UNI**

The scheme shall be implemented in accordance with the Ground Appraisal received on the 25th August 2010 approved under BH2010/02602.

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

**BH2013/01900**

**10 Union Street Brighton**

Installation of retractable awning to front elevation.

**Applicant:** Exclusive Jewellery

**Officer:** Liz Arnold 291709

**Approved on 19/11/13 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 housing and arms of the retractable awning hereby approved shall be colour finished or painted, within one month of the installation, to match the shopfront.

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

**BH2013/02321**

**22A Victoria Road Brighton**

Construction of mansard roof to facilitate creation of third floor.

**Applicant:** Ms Veronica Slater  
**Officer:** Jason Hawkes 292153  
**Approved on 18/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

No development shall take place until details of the proposed timber dormer windows including 1:20 scale elevational drawings and joinery sections have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved 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.*

**4) UNI**

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls.

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

**5) UNI**

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

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

**6) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	1203-150		23rd July 2013
Plans Existing & Proposed	1203-200		30th September 2013
Proposed Second Floor Plan	1203-201		25th July 2013
Proposed Sections	1203-350		30th September 2013
Existing Elevations	1203-450		30th September 2013
Plans & Elevations	4036-01		25th July 2013

## 7) UNI

All roof ventilation and extract outlets shall use flush, concealed slate vents to match the roof covering.

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

### **BH2013/02696**

#### **Bartholomew House Bartholomew Square Brighton**

Extension of existing roof protection barriers to the flat roof.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 04/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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
Roof Plan As Existing	001		6th August 2013
Roof Plan As Proposed	002		6th August 2013
Elevations As Existing	003		6th August 2013
Elevations As Proposed	004		6th August 2013
North Elevation Existing & Proposed	005		6th August 2013
Location Plan	006		14th August 2013

### **BH2013/02754**

#### **Waitrose Ltd 130 Western Road Brighton**

Display of internally illuminated projecting sign, and non-illuminated fascia lettering, projecting signs, post, panel and directional signs and window vinyl.

**Applicant:** John Lewis PLC

**Officer:** Steven Lewis 290480

**Split Decision on 06/11/13 DELEGATED**

#### **1) BH10.01**

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

*Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.*

#### **2) BH10.02**

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.*

#### **3) BH10.03**

Any structure or hoarding erected or used principally for the purpose of displaying

advertisements shall be maintained in a condition that does not endanger the public.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.*

#### **4) BH10.04**

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.*

#### **5) BH10.05**

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

#### **8) UNI**

Approve the 650mm Projecting sign (front elevation) Western Road, S/S Letters - car park elevation, Gate Keeper sign - Entrance of car park, Opening hours sign Entrance of car park (600mm x 935mm), Parking information - Car park entrance (530mm x 1030mm), Parking information (wall mounted) - upper entrance (600mm x 930mm), Opening Hours - Upper entrance - 600mm x 930mm), Parking/trolley sign Wall mounted car park - 600mm x 930mm), Parking/trolley sign Wall mounted car park - 600mm x 930mm), Maximum height header sign - 1800mm x 230mm car park, Small Car signs (x3) - car park - 450mm x 700mm, Frosted and Product Vinyl (x 26) - Overall 1500mm x 3000mm & 2500mm and 3000mm, No entry signage (x5) Car park - 300mm overall width, Trolley cube signs (x5) 450mm x 450mm x 450mm at a height of 2.65m), Refurbishment of building letters (cornering Western and Montpelier roads), Refurbishment of building letters (cornering Western Road frontage), Non illuminated building letters over front entrance (400mm), Stainless Steel Letters - Upper rear entrance, Non illuminated building letters on upper rear entrance signs.

Subject to the following Conditions:

##### **1) UNI**

the 2m projecting direction sign (banner style) Montpelier Road for the following reason:

1. The proposed sign by reason of its height, type scale, siting and appearance would have an unduly harmful impact upon the setting of the Montpellier and Clifton Hill and Regency Square Conservation Areas and would harm the amenities of the area, contrary to policies QD12 and HE9 of the Brighton & Hove

**BH2013/03071**

**22 Victoria Street Brighton**

Application for approval of details reserved by conditions 2 and 3 of application BH2013/00590.

**Applicant:** Roger Goddard-Coote

**Officer:** Mark Thomas 292336

**Approved on 04/11/13 DELEGATED**

**BH2013/03075**

**22 Victoria Street Brighton**

Application for approval of details reserved by conditions 2 and 3 of application BH2013/00591.

**Applicant:** Roger Goddard-Coote

**Officer:** Mark Thomas 292336

**Approved on 04/11/13 DELEGATED**

**BH2013/03080**

**9A Norfolk Buildings Brighton**

Certificate of Lawfulness for proposed replacement of existing single glazed timber windows and doors with double glazed aluminium windows and doors to front elevation.

**Applicant:** Mr Geoff Almeida

**Officer:** Christopher Wright 292097

**Approved on 05/11/13 DELEGATED**

**BH2013/03098**

**24 Borough Street Brighton**

Replacement of existing entrance pathway tiles with black and white tiles, extending to front garden and damp proofing repair works to basement area.

**Applicant:** Ms Gillian Sage

**Officer:** Mark Thomas 292336

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

**1) UNI**

The proposal to lay black and white tiles to the front garden area would not respect the historic character of the Listed Building, where stone slabs or brick paviors would have traditionally been laid. Furthermore, insufficient detail has been submitted regarding the treatment of the front path and steps to demonstrate that this aspect of the proposed development would not also have a significantly detrimental impact. Details of the size of tiles, the pattern of laying, the treatment of the border of the nosings to the steps would be required in order to make an adequate assessment. For the reasons outlined, the proposed development as it relates to the paving of the garden would have a significantly detrimental impact on the historic character and significance of the Listed Building, and it has not been demonstrated in this application that the works to the pathway and steps would not have a similarly harmful impact. As such, the proposed development would be contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2013/03124**

**Flat 4 45 Norfolk Square Brighton**

Replacement of timber single glazed bathroom window with timber double glazed window.

**Applicant:** Mr S Cohen

**Officer:** Helen Hobbs 293335

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

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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			11th September 2013
Block plan			11th September 2013
Proposed and existing elevations			11th September 2013
Window details			11th September 2013
Photograph			11th September 2013

**BH2013/03278**

**Streamline Taxis 5 Clifton Hill Brighton**

Erection of first floor extension and installation of ridge line rooflights. Alterations to single storey part of building at rear including recovering of roof and installation of 7no rooflights. Refurbishment and repair works to front facade.

**Applicant:** Brighton & Hove Streamline Ltd

**Officer:** Christopher Wright 292097

**Approved on 20/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

No development shall take place until full details, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections, of all new sash windows and their reveals and cills; new garage doors to the front elevation; and the continuous glazed rooflight on the main ridge have been submitted to and approved in writing by the Local Planning Authority. The new windows shall be single glazed 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 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.*

**4) 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. 1:20 scale details of garage doors and larger scale details of rooflights.*

**5) UNI**

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

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

**6) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing & Proposed Location & Block Plans	10001		24 Sep 2013
Existing Floor & Roof Plans	20001		24 Sep 2013
Existing Elevations	21001		24 Sep 2013
Proposed Floor & Roof Plans	20011		24 Sep 2013
Proposed Elevations	21011		24 Sep 2013

**7) UNI**

The proposed window on the northwest flank elevation of the building hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

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

**BH2013/00349**

**Ground Floor Flat 28 Ditchling Rise Brighton**

Replacement of timber sash bay window with UPVC tilt and turn bay window to front elevation (Retrospective).

**Applicant:** Mr Robin Urbino

**Officer:** Andrew Huntley 292321

**Refused on 31/10/13 DELEGATED**

**1) UNI**

The introduction of uPVC windows of a poor and unsympathetic design, material and opening arrangement, would be in contrast to the existing timber sash windows at first floor and would cause harm to the character and appearance of the existing property and the street scene, contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

**BH2013/01161**

**Site J New England Quarter Fleet Street Brighton**

Application for approval of details reserved by condition 18Aiv of application

BH2012/01627.

**Applicant:** The Hyde Group  
**Officer:** Maria Seale 292232  
**Approved on 05/11/13 DELEGATED**

**BH2013/01283**

**Site J Fleet Street Brighton**

Application for approval of details reserved by condition 18Ai of application BH2012/01627.

**Applicant:** The Hyde Group  
**Officer:** Maria Seale 292232  
**Approved on 04/11/13 DELEGATED**

**BH2013/01354**

**Brighton Dome Studio Theatre New Road Brighton**

Refurbishment of studio bar and entrance to studio theatre including relocation of entrance staircase and alterations to layout. Installation of new external signage and relocation of poster frames.

**Applicant:** Brighton Dome & Festival Ltd  
**Officer:** Jonathan Puplett 292525  
**Approved on 08/11/13 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 three poster cases hereby approved, the existing three poster cases shall be removed and the background surfaces shall be made good to the original profiles in matching materials.

*Reason: To ensure that an appropriate appearance would result and to accord with policy HE1 of the Brighton & Hove Local Plan.*

**BH2013/01986**

**Brighton Dome Studio Theatre New Road Brighton**

Display of non-illuminated lettering signs and poster frame signs.

**Applicant:** Brighton Dome & Festival Ltd  
**Officer:** Jonathan Puplett 292525  
**Approved on 08/11/13 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) UNI

Prior to the installation of the three poster cases hereby approved, the existing three poster cases shall be removed and shall not be re-installed at any time.

*Reason: To ensure that an appropriate appearance would result and to accord with policy QD12 of the Brighton & Hove Local Plan.*

## **BH2013/02147**

### **(Former Co-op Department Store) 94-103 London Road and 6-11 & 12 Baker Street Brighton**

Application for variation of condition 2 of application BH2012/02675 (Partial demolition of former Co-Operative building allowing for the retention of the existing façade. Erection of a new building ranging from 3 to 6 storeys providing 351 units of student accommodation (sui generis) and 3no retail units (A1) at ground floor level) to allow for a minor material amendment to change the ground floor unit on Baker Street from retail unit No. 3 (A1) to a student management office (sui generis)/retail unit (A1) and to create a larger retail unit No. 1 on London Road where the student management suite was previously proposed.

**Applicant:** Watkin Jones Group

**Officer:** Kathryn Boggiano 292138

**Minded to Grant (subject to S106 agreement) on 21/10/13 DELEGATED**

### 1) UNI

Plan Type	Reference	Version	Date Received
Fifth Floor Plan Proposed	PL_007	C	28 November 2012
Roof Plan Proposed	PL_008	C	16 November 2012
Basement Plan Proposed	PL_009	E	8 November 2012

Site Location Plan Proposed	10_002	A	2 July 2013
Student Entrance and Management Office Plan	PL_012	B	14 November 2012
Existing Basement Plan	PL_013		30 August 2012
Existing Ground Floor Plan	PL_014		30 August 2012
Existing First Floor Plan	PL_015		30 August 2012
Existing Second Floor Plan	PL_016		30 August 2012
Existing Third Floor Plan	PL_017		30 August 2012
Existing Fourth Floor Plan	PL_018		30 August 2012
Proximity of Proposed Building to London Terrace	PL_019	A	18 September 2012
Block Plan	PL_027		10 September 2012
Block Plan - Existing	PL_028		10 September 2012
Typical 5 Bed Flat Cluster	PL_029		2 November 2012
Typical Studio Layouts	PL_030		2 November 2012
Typical Small Studio Layouts	PL_031		2 November 2012
Public Realm Improvements	PL_032	A	16 November 2012
Site Sections Sheet 1	SE_001	B	8 November 2012
Site Sections Sheet 2	SE_002	B	8 November 2012
Site Section Locations	SE_003	A	8 November 2012
Retained Façade Details	SE_004	A	14 November 2012
Façade retention assumed sequence of works	WEL_407_SK 20	P1	12 October 2012
Site Sections Sheet 3	SE_005	B	22 November 2012
3D Views 1	SK_005		15 November 2012
3D Views 2	SK_006		15 November 2012
3D Views 4	SK_008		15 November 2012
3D Views 5	SK_009		15 November 2012

## 2) UNI

Prior to the Baker Street ground floor unit being brought into A1 use, details of an alternative location for a student accommodation management office within the buildings hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The student management office shall be brought into use in accordance with the approved details, prior to commencement of the Baker Street A1 use, and shall be retained as such thereafter.

*Reason: To ensure that appropriate facilities exist for the management of the student accommodation office and to comply with policies QD27 of the Brighton & Hove Local Plan and policy CP21 of the Brighton & Hove Submission City Plan.*

## 3) UNI

Unless otherwise agreed in writing, demolition of the building and retention of the façade shall be carried out in strict accordance with the 'Westlakes Consulting Design Consultants Demolition & Façade Retention Strategy - ref: 407\_Struct\_001, issue 01' and drawing no. WEL\_407\_SK20\_P1 'Façade Retention - Assumed Sequence of Works'.

*Reason: To ensure the satisfactory preservation of the facade and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.*

## 4) UNI

The windows within the east elevation of the north rear wing at first, second and third storey levels, which serve the communal kitchens/living rooms shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**5) UNI**

The windows within the east elevation at first storey level serving the 'Student Common Room' as shown on drawing numbers EL\_002 revision C received 12 November 2012, PL\_003 revision C received 20 November 2012 and PL\_012 revision B received 14 November 2012, and as shown on drawing numbers EL\_002 revision D received 20 May 2013 and PL\_003 revision F received 18 June 2013 approved as part of Non Material Amendment BH2013/01602, shall be fixed shut and thereafter permanently retained as such.

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

**6) UNI**

The angled windows servicing the bedrooms on the north elevation of the Baker Street frontage block, on the upper ground, first, second and third storey floor level shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL\_002 revision B received 8 November 2012, PL\_003 revision D received 20 November 2012, PL\_004 revision C and PL\_005 received 16 November 2012, and corresponding elevational drawing EL\_004 revision C received 12 November 2012, and as shown on drawing numbers PL\_003 revision F received 18 June 2013, PL\_004 revision D and PL\_005 revision C received on 20 May 2013 approved as part of non material amendment BH2013/01602, this element of the glazing should also be fixed shut and thereafter permanently retained as such. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

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

**7) UNI**

The angled windows servicing the ground and upper ground floor level bedrooms opposite London Terrace shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL\_001 revision J received on 24 June 2013, PL\_002 revision B received 8 November 2012 and corresponding elevational drawing EL\_002 revision C received 12 November 2012, and as shown on drawing numbers EL\_002 revision D received 20 May 2013 approved as part of Non Material Amendment BH2013/01602, and this element of the glazing should also be fixed shut and thereafter permanently retained as such. The angled bay window to communal kitchen/living rooms associated with these bedrooms should also be obscure glazed as shown on the aforementioned drawings, fixed shut and thereafter permanently retained as such. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

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

**8) UNI**

The London Road retail units hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 10:00 and 16:00 on Sundays and Bank/Public Holidays.

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

**9) UNI**

No deliveries to or from the retail development and student management and marketing unit hereby approved, shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and between 10.00 and 16.00 Sundays, Bank or Public Holidays. All deliveries to the larger retail units which front onto London

Road shall be made from the loading by on London Road and not to the rear of the development.

*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.*

**10) UNI**

No servicing for collection of refuse/recycling at the site shall occur except between the hours of 08:00 and 19:00 on Mondays to Saturdays not at all on Sundays or Bank/Public Holidays.

*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.*

**11) UNI**

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

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

**12) UNI**

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

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

**13) UNI**

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**

Access to flat roof areas across the development hereby approved, other than those areas which are expressly defined as amenity space as shown on drawing number PL\_003 revision D received 20 November 2012 and shown on PL\_003 revision F received on 18 June 2013 and approved as part of Non Material Amendment BH2013/01602 and labelled 'North and South Garden' and 'North and South Courtyard', shall be for maintenance or emergency purposes only and the flat roofs 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 SU10 and QD27 of the Brighton & Hove Local Plan.*

**15) UNI**

The development shall be carried out in accordance with the details contained

the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787.

*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.*

#### **16) UNI**

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

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Retail Shell and Core and a Design Stage Assessment Report showing that the retail development will achieve a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the retail 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.*

#### **17) UNI**

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

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

#### **18) UNI**

The provision of foul and surface water drainage shall be implemented in accordance with the details shown on WL\_407-061 Rev P1 and WL\_407\_060 Rev P1 which were submitted and approved as part of application BH2013/00787.

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

#### **19) UNI**

The development shall be carried out in accordance with the details shown on Tree Constraints Plan referenced 1400 11 Rev B which was submitted and approved as part of application BH2013/00787. 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.*

#### **20) UNI**

(i) The development shall be carried out in accordance with the details contained within the Phase 1 Desk Top Study and a Phase 2 Site Investigation Report along with associated appendices and supporting information which were submitted as part of application BH2013/01410.

(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) above that any remediation scheme required and approved under the provisions of (i) 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)

*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.*

#### **21) UNI**

The bird boxes shall be installed in accordance with the details contained within the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787. The scheme shall be retained as such thereafter.

*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 policies QD17 and QD18 of the Brighton & Hove Local Plan.*

#### **22) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

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

#### **23) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed green walling have been submitted to and approved in writing by the Local Planning Authority. These details shall include timescale for implementation and maintenance programme and irrigation system, substrate to be used and plant species. The scheme shall then be carried out in accordance with the approved details.

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

#### **24) UNI**



No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the final design and location of the proposed Photo Voltaic panels to be installed on the roof of the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

**25) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the spring loaded or similar mechanism for the Josta cycle parking facilities and proposed signage with instructions for use (to be erected in the cycle parking store) to provide a total of 134 spaces in the basement as shown on drawing number PL\_009 revision E received 8 November 2012, and shown on PL-009 revision F received on 20 May 2013 and approved as part of Non Material Amendment BH2013/01602, 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.*

**26) UNI**

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

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

**27) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, unless or until a scheme for the storage of refuse and recycling for the retail units 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.*

**28) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, 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.*

**29) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until drawings illustrating the landscape features,

including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.*

### **30) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until 1:20 scale elevations and sections of the detailed shop front and doors design and the design of the three external fire doors within the shop fronts, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD5 and QD10 of the Brighton & Hove Local Plan.*

### **31) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until full details of the proposed replacement glazing within the retained façade including any opening mechanism, sections and the profiles of the glazing bars at 1:20 scale, along with a window sample, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.*

### **32) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

### **33) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed glazing and ventilation method to be installed to the bedrooms identified in the submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', which shall achieve a BS8233 'Good' standard, have been submitted to and approved in writing by the Local Planning Authority. The approved glazing and ventilation method shall then be installed to the bedrooms as per the aforementioned reports recommendations.

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

### **34) UNI**

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

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

Plan Type	Reference	Version	Date Received
London Road and Baker	EL_001	C	27 November 2012

Street Elevations			
London Terrace Elevations	EL_002	C	12 November 2012
Kingsbury Road Elevations and London Terrace back gardens	EL_003	C	12 November 2012
Wing Elevations	EL_004	C	12 November 2012
Existing Elevations	EL_005		30 August 2012
Existing Elevations	EL_006	A	10 September 2012
North Courtyard Section	EL_007	B	14 November 2012
24 Kingsbury Road Sections	EL_008	A	22 November 2012
Fire Escape Door Detail	EL_009	A	8 November 2012

### 35) UNI

Plan Type	Reference	Version	Date Received
Elevation Details_1 proposed	EL_010		15 November 2012
Elevation Details_2 proposed	EL_011		15 November 2012
Elevation Details_3 proposed	EL_012		15 November 2012
Elevation Details_4 proposed	EL_013		15 November 2012
Fire Strategy Plan Ground Floor	FS_001	A	8 November 2012
Fire Strategy Plan First Floor	FS_002	A	28 November 2012
Fire Strategy Sections	FS_003	A	8 November 2012
Ground Floor Plan_A1	PL_001	J	24 June 2013
Upper Ground Floor Plan Proposed	PL_002	B	8 November 2012
First Floor Plan Proposed	PL_003	D	20 November 2012
Second Floor Plan Proposed	PL_004	C	16 November 2012
Third Floor Plan Proposed	PL_005	B	16 November 2013
Fourth Floor Plan Proposed	PL_006	C	16 November 2012

### 36) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until a scheme for the soundproofing of the floors and walls between plant rooms and the student accommodation and between the commercial units and the student accommodation, as recommended by submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

### 37) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the junction between the retained façade and the new build at each end, including the formation of the short returns of the retained stone façade, 1:10 scale, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

*with policies QD1 and HE10 of the Brighton & Hove Local Plan.*

**38) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the privacy screening as shown on drawing number PL\_003 revision D received 20 November 2012 and EL\_007 revision B received 14 November 2012, and shown on PL-003 revision D received on 18 June 2013 and approve as part of BH2013/01602, shall be erected prior to first occupation of the student accommodation hereby approved. The screen shall then be retained as such at all times.

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

**39) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on drawing number PL\_001 revision J received 24 June 2013 located in front of the management office 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.*

**40) UNI**

The residential element of 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.*

**41) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, non of the residential development hereby approved shall be occupied until a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant Multi Residential 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.*

**42) UNI**

The Baker Street A1/student management and marketing unit hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 9:00 and 19:00 on Sundays and Bank/Public Holidays.

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

**43) UNI**

Plan Type	Reference	Version	Date Received
3D Views 014	SK_014		15 November 2012
3D Views 010	SK_020		15 November 2012
Ground floor landscape proposals	03	D	30 August 2012

First floor landscape proposals	04	E	30 August 2012
Ground floor planting proposals	05	A	30 August 2012
First floor planting proposals	06	B	30 August 2012
Proposed delivery lay-by	2370-TR-23	B	2 November 2012
Proposed delivery lay-by	2370SK-21	H	26 October 2012
CGI Sheet-1	RE_001		30 August 2012
CGI Sheet - 2	RE_002		30 August 2012
CGI Sheet - 3	RE_003		30 August 2012
CGI Sheet - 4	RE_004	A	14 September 2012

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

### **BH2013/02350**

#### **Site of Open Market Marshalls Row Brighton**

Application for approval of details reserved by conditions 34 and 35 of application BH2010/03744 and BH2013/01147.

**Applicant:** Hyde Group & The Brighton Open market CIC

**Officer:** Maria Seale 292232

**Approved on 19/11/13 DELEGATED**

### **BH2013/02361**

#### **Site of Open Market Marshalls Row Brighton**

Application for Approval of Details Reserved by condition 29 of application BH2010/03744 as amended by BH2013/01147.

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

**Officer:** Maria Seale 292232

**Approved on 19/11/13 DELEGATED**

### **BH2013/02370**

#### **Site J New England Quarter Fleet Street Brighton**

Application for approval of details reserved by condition 18a(ii) of application BH2012/01627.

**Applicant:** The Hyde Group

**Officer:** Maria Seale 292232

**Approved on 04/11/13 DELEGATED**

### **BH2013/02575**

#### **91 Ditchling Road Brighton**

Display of non illuminated signs to boundary wall. (Retrospective)

**Applicant:** Mr Ahmed Khalil

**Officer:** Wayne Nee 292132

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

#### **1) UNI**

The proposed advertisements on the boundary wall of the site appear incongruous due to their inappropriate siting, scale and design, resulting in a cluttered appearance that is detrimental to the visual amenities of the Valley Gardens Conservation Area. Furthermore the approval of the signage could set an unwanted precedent for similar inappropriate signage in the area in the future. The proposal would therefore be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements.

**BH2013/02582****93B Buckingham Road Brighton**

Erection of a single storey rear extension to replace existing conservatory.

**Applicant:** Mr Mark Whaley**Officer:** Anthony Foster 294495**Approved on 14/11/13 DELEGATED****1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.***3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan			30/07/2013
Block Plan			30/07/2013
Existing & Proposed Rear Extension			30/07/2013
Current floor plan, Proposed floor plan, End Elevation, Section View Through B-B			30/07/2013
Section B-B Perspective			30/07/2013
Current conservatory type structure, Proposed perspective views of new extension			30/07/2013

**BH2013/02609****The Open Market Marshalls Row and Francis Street Brighton**

Application for approval of details reserved by condition 42 of application BH2010/03744 as amended by BH2013/01147.

**Applicant:** Hyde Group and The Brighton Open Market CIC**Officer:** Maria Seale 292232**Approved on 07/11/13 DELEGATED****BH2013/02662****23 Ditchling Road Brighton**

Change of use from retail (A1) at ground floor and one bedroom flat (C3) above to three bedroom house (C3) including rear extension to the second floor, alterations to shopfront and other associated works.

**Applicant:** David Dalton**Officer:** Sue Dubberley 293817**Approved on 20/11/13 DELEGATED****1) UNI**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan	P1308-01		05/08/2013
Block plan	P1308-02		05/08/2013
Existing floor plans	P1308-03		05/08/2013
Existing elevations and sections	P1308-04		05/08/2013
Proposed floor plans	P1308-05		05/08/2013
Proposed elevations and sections	P1308-06		05/08/2013
Street elevations	P1308-07		05/08/2013
Lifetime homes plans	P1308-08		05/08/2013

**3) UNI**

The roofs and cheeks to the dormers must be finished in lead. 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 approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

**5) UNI**

No development shall take place until the following details, at 1:20 and 1:1 scale, have been submitted to and approved in writing by the local planning authority:

- i) Joinery details of all new windows and external doors.
- ii) Details of the porch roof over the front entrance.
- iii) Details of the front area railings.

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

**6) UNI**

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

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

**7) UNI**

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

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

**BH2013/02749****106 Dyke Road Brighton**

Installation of 2no condenser units to replace existing and 2no intake / extract grilles to side elevation. Removal of existing ATM machine and associated alterations to front elevation.

**Applicant:** The Co-operative Group

**Officer:** Andrew Huntley 292321

**Approved on 06/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 air extract grilles hereby permitted shall be painted in the same colour to match that of the existing building within one month of installation and thereafter 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
Existing Plan	2224.01	A	05.11.2013
Proposed Plan	2224.02	A	05.11.2013
O S Extract	2224.03		12.08.2013

**BH2013/02796****Land adjacent to 10 New England Road and rear of 53 New England Street**

Application for Approval of Details Reserved by Conditions 12, 13, 14 and 15 of application BH2013/00245.

**Applicant:** QED Capital Assets

**Officer:** Guy Everest 293334

**Approved on 14/11/13 DELEGATED**

**BH2013/02969****Site J Fleet Street New England Quarter Brighton**

Application for approval of details reserved by condition 26 of application BH2010/03999 as amended by BH2012/01627.

**Applicant:** The Hyde Group

**Officer:** Maria Seale 292232

**Approved on 05/11/13 DELEGATED**



## **BH2013/03020**

### **Units 8-9 Centenary Industrial Estate Hughes Road Brighton**

Installation of 5no storage containers on the car park of unit 8 for a temporary period of 1 year. (Retrospective)

**Applicant:** Shaws Installations Ltd

**Officer:** Sue Dubberley 293817

**Approved on 31/10/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 five temporary storage containers hereby permitted shall be permanently removed and the land restored to its former condition immediately prior to the development authorised by this permission on or before 31 October 2014.

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

#### **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location plan	ADC608/LP		3/09/2013
Block plan	ADC608/BO		3/09/2013
Existing layout	ADC608/01		3/09/2013
Existing elevations	ADC608/02		3/09/2013
Proposed layout	ADC608/03		3/09/2013
Proposed elevations	ADC608/04		3/09/2013

## **BH2013/03033**

### **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:** Caroline Lewin

**Officer:** Anthony Foster 294495

**Approved on 01/11/13 DELEGATED**

#### **1) UNI**

Within 3 months of the date of this permission, full details of the fanlight above the front door and its reveal including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections showing integral glazing bars shall be submitted to and approved in writing by the Local Planning Authority. The fanlight shall be painted timber. The works shall be carried out and completed fully in accordance with the approved details within 6 months of the date of this permission 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.*

**BH2013/03042**

**35 Marlborough Place Brighton**

Erection of raised decking to rear. (Retrospective)

**Applicant:** Caroline Lewin

**Officer:** Anthony Foster 294495

**Approved on 01/11/13 DELEGATED**

**1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Drawing	2012/019/PL9		06/09/2013
Proposed Decking	2012/019/PL8	A	06/09/2013

**BH2013/03053**

**Pavilion Shop 4-5 Pavilion Buildings Brighton**

Internal alterations to facilitate creation of a tea room within existing shop.

**Applicant:** Peyton and Byrne

**Officer:** Sonia Gillam 292265

**Approved on 05/11/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

All existing floor boards shall be retained in situ beneath the new floor coverings unless otherwise agreed in writing by 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.*

**BH2013/03078**

**58 Compton Avenue Brighton**

Erection of single storey rear extension and formation of access with steps to basement level at rear incorporating associated landscaping.

**Applicant:** Fraser Laing

**Officer:** Andrew Huntley 292321

**Refused on 04/11/13 DELEGATED**

**1) UNI**

The proposed rear extension is poorly related to the host dwelling and would be harmful to the original plan form of the building to the detriment of the character and appearance of the existing dwelling and the West Hill Conservation Area. Therefore, the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

**2) UNI2**

The proposed extension, by reason of its height, depth and positioning would have a detrimental impact on the residential amenity of number 58a Compton Road by way of outlook and loss of sunlight/daylight. The proposal is therefore contrary to Policy QD27 of the Brighton & Hove Local Plan.

**BH2013/03165**

## **125A & 125B Queens Road Brighton**

Display of 3no externally illuminated fascia signs and 1no externally illuminated hanging sign.

**Applicant:** Wm Morrison Supermarkets PLC

**Officer:** Andrew Huntley 292321

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

### **1) UNI**

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

*Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.*

### **2) UNI**

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.*

### **3) UNI**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.*

### **4) UNI**

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

### **5) 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.*

### **6) 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.*

### **7) UNI**

The trough lighting shall be the same colour as the fascia background and thereafter retained as such.

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

### **8) UNI**

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.*

**BH2013/03201**

**84-86 London Road Brighton**

Change of use from retail (A1) to café/restaurant (A3) incorporating new shop front and ventilation ducting and vents to rear.

**Applicant:** Loungers Ltd

**Officer:** Anthony Foster 294495

**Approved on 20/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 use hereby permitted shall not be open to customers except between the hours of 08:00 and 23:30 on Mondays to Saturdays and 09:00 and 23:00 on Sundays, Bank or Public Holidays.

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

**4) UNI**

Prior to the first occupation of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

*Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies S10, QD27 and TR7 of the Brighton & Hove Local Plan.*

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			17/09/2013
Existing Details	LNG2961.01B	B	17/09/2013
Proposed Details	LNG2961.02	C	17/09/2013
Proposed Shopfront Section	LNG2961.04		24/09/2013

**9) UNI**

No servicing (i.e. deliveries to or from the premises) shall occur except between the hours of 0800 and 21.00 Monday to Saturday, and 09.00 to 17.00 on Sundays, Bank or Public Holidays.

*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.*

**BH2013/03397**

**20 Vine Street Brighton**

Creation of roof terrace to the rear at the first floor level. Insertion of window to side at ground floor level and rear at first floor level.

**Applicant:** Mr James Cairns

**Officer:** Andrew Huntley 292321

**Approved on 14/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 bathroom window in the western elevation 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**

Prior to the first use of the terrace, the proposed screen as shown on the approved plans shall be erected and shall thereafter be permanently retained as such.

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

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

#### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			07.10.2013
Block Plan			07.10.2013
Existing Plans and Elevations	123 SRV 001	A	07.10.2013
Proposed Plans and Elevations	123 EXT 001	A	07.10.2013
Proposed Front Elevation	123 EXT 002	A	07.10.2013
Proposed Side Elevation	123 EXT 003	A	07.10.2013

### **WITHDEAN**

#### **BH2013/02475**

##### **33 Redhill Drive Brighton**

Erection of two storey rear extension.

**Applicant:** Paul Dunk

**Officer:** Adrian Smith 290478

**Approved on 06/11/13 COMMITTEE**

#### 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, proposed block plan and existing plans and elevations	0131-SO1	A	18/07/2013
Proposed plans and elevations	0131-PO1	A	18/07/2013

#### 2) UNI

The west facing window serving bedroom 2 in the west elevation of the development hereby permitted, as detailed on drawing no. 0131-PO1 rev A received on 18 July 2013 shall be obscure glazed 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 other than those expressly authorised by this permission shall be constructed in the eastern or western elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

#### 4) UNI

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.*

**BH2013/02486**

**23 Millcroft Brighton**

Construction of front dormer

**Applicant:** Mr M Omoyinmi

**Officer:** Jason Hawkes 292153

**Approved on 08/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan			19th July 2013
Site Plan			19th July 2013
Drawing as Existing	A/01/029		18th October 2013
Proposed Front Dormer	03/029		30th October 2013

**BH2013/02524**

**8 Inwood Crescent Brighton**

Erection of two storey two bedroom dwelling.

**Applicant:** Mrs Maxine Stoddart

**Officer:** Guy Everest 293334

**Approved on 18/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 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.*

**3) UNI**

The ground floor shall not be used other than for purposes incidental to the residential use of the hereby approved dwellinghouse.

*Reason: In order to protect the amenities of adjacent properties and in*

*accordance with policy 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**

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

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

**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, planting of the development including the sedum roof, 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 boundary screening, which shall include privacy screening to outdoor amenity spaces, have been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the agreed details prior to the outdoor amenity spaces being first used as such. The boundary treatments shall be retained in accordance with the agreed details thereafter.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to protect neighbouring residential amenity, and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

**9) 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 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.*

#### **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 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
Site Plan / Block Plan	5036/PL/001		25/07/2013
Garden Layout - Existing	5036/PL/010		25/07/2013
East Elevation Existing	5036/PL/011		25/07/2013
South Elevation Existing	5036/PL/012		25/07/2013
North Elevation Existing	5036/PL/013		25/07/2013
Section AA Existing	5036/PL/014		25/07/2013
Section BB Existing	5036/PL/015		25/07/2013
Garden Layout Proposed	5036/PL/020		25/07/2013
East Elevation Proposed	5036/PL/021		25/07/2013
South Elevation Proposed	5036/PL/022		25/07/2013
North Elevation Proposed	5036/PL/023		25/07/2013
Section AA Proposed	5036/PL/024		25/07/2013
Section BB Proposed	5036/PL/025		25/07/2013
Ground Floor Plan Proposed	5036/PL/026		25/07/2013
First Floor Plan Proposed	5036/PL/027		25/07/2013

#### **13) UNI**

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

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

### **BH2013/02535**

#### **The Excelsior London Road Brighton**

Creation of 9no additional car parking spaces.

**Applicant:** The Excelsior Brighton Ltd

**Officer:** Jason Hawkes 292153

**Approved on 07/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

#### **3) UNI**

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

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

#### **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	1653/01		25th July 2013
Existing Site Plan	1653/02	A	25th July 2013
Proposed Site Plan	1653/03	F	17th October 2013
Vehicle Tracking & Turning	1653/04	A	17th October 2013

### **BH2013/02675**

#### **87 Wayland Avenue Brighton**

Rear ground floor level extension, hip to gable roof extensions, creation of additional dormer to rear and installation of 4no rooflights (amended description)

**Applicant:** Dareen Champion

**Officer:** Steven Lewis 290480

**Approved on 14/11/13 DELEGATED**

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

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

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

## **2) UNI**

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

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

## **3) UNI**

No extension, enlargement, alteration of the dwellinghouse as provided for within Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

*Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.*

## **4) UNI**

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

Plan Type	Reference	Version	Date Received
Site Plan			02/08/2013
Block Plan (existing)			02/08/2013
Block Plan (Proposed)			02/08/2013
Floor plans, & Section (existing)	1		02/08/2013
Elevations (existing)	2		02/08/2013
Floor Plans (proposed)	3	A	18/10/2013
Elevations (proposed)	4	A	18/10/2013

## **5) UNI**

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

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

### **BH2013/02731**

#### **302 Dyke Road Brighton**

Erection of two storey rear extension.

**Applicant:** Mr Hywel Jones

**Officer:** Guy Everest 293334

**Approved on 19/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 policy QD14 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**4) UNI**

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 & Block Plan	CH 563/001		08/08/2013
Existing Plans	CH 563/002		08/08/2013
Existing Elevations & Sections	CH 563/003		08/08/2013
Existing Elevations & Sections	CH 563/003		08/08/2013
Proposed Plans	CH 563/005		08/08/2013
Proposed Elevations	CH 563/006		08/08/2013
Proposed Sections	CH 563/006		08/08/2013

**BH2013/02825**

**36 & 38 Loder Road Brighton**

Erection of single storey rear extensions to both properties.

**Applicant:** Martin Payne & Vanessa Radcliffe

**Officer:** Jason Hawkes 292153

**Approved on 04/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 works hereby permitted shall not commence until documentary evidence (in

the form of a proposed timescale and signed contracts by all interested parties) for the works hereby approved has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the development will be constructed in its entirety concurrently to both 36 & 38 Loder Road. The works shall be carried out to within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To protect the amenity of adjacent properties and in accordance 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			15th August 2013
Location Plan			15th August 2013
Plans - Existing	786/S/1		15th August 2013
Elevations & Sections - Existing	786/S/2		15th August 2013
Plans - Proposed	786/P/1		15th August 2013
Elevations & Sections - Proposed	786/P/2		15th August 2013

#### **BH2013/02881**

##### **25 Harrington Villas Brighton**

Creation of vehicle crossover and partial removal of front boundary wall.

**Applicant:** Dr Steve Singh

**Officer:** Mark Thomas 292336

**Refused on 01/11/13 DELEGATED**

#### **1) UNI**

The proposal would result in the loss of the original form of the front wall and an attractive area of planted garden in a street strongly defined by these positive characteristics. As such, the proposals would unbalance the semi-detached pair and would harm the rhythm of the street. It is therefore considered that the proposal would harm the character and appearance of the Preston Park Conservation Area and is contrary to policy HE6 of the Brighton & Hove Local Plan and to SPD09: Architectural features and SPD12: Design guide for extensions and alterations.

#### **BH2013/02895**

##### **346 Dyke Road Brighton**

Remodelling of existing dwelling incorporating a loft conversion, raising of ridge height, hip to gable roof extensions, installation of ramp and creation of balcony to front elevation. Conversion of garage to habitable accommodation, removal of conservatory to rear, alterations to fenestration and associated works.

**Applicant:** Mr & Mrs Peter Coleman

**Officer:** Helen Hobbs 293335

**Refused on 05/11/13 DELEGATED**

#### **1) UNI**

The proposed roof extensions, particularly the side gables and overly complicated roof form, would result in an overly dominant and bulky form of development that would result in the dwelling having a top heavy three storey appearance, out of keeping with the character and appearance of the existing property, street scene and the surrounding area. The proposal is therefore contrary to policies QD14 of

the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide on Extensions and Alterations (SPD12).

## **2) UNI2**

The proposed front projection would appear an overly dominant addition to the street which in association with the proposed window proportions, recessed upper floors and detailing create a poorly balanced front elevation. These elements of the development are considered undesirable design features of both the proposed building and wider street scene and would detract from the existing character and appearance of the area. The proposal is therefore contrary to policies QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide on Extensions and Alterations (SPD12).

### **BH2013/02908**

#### **80 Regency Court Withdean Rise Brighton**

Replacement of existing timber framed windows with UPVC windows.  
(Retrospective)

**Applicant:** Gill Hermida

**Officer:** Emily Stanbridge 292359

**Approved on 04/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 map			23.08.2013
Window elevations	1026-PL02		10.09.2013
Photographs	1026-PL01	A	10.09.2013
Product guide			10.09.2013

### **BH2013/02921**

#### **9 The Beeches Brighton**

Application for approval of details reserved by condition 6 of application BH2012/03681.

**Applicant:** Mr Santino Sarri

**Officer:** Helen Hobbs 293335

**Refused on 18/11/13 DELEGATED**

### **BH2013/02976**

#### **11 Surrenden Crescent Brighton**

Demolition of existing dwelling and erection of 1no detached dwelling.

**Applicant:** Mr James Oliver

**Officer:** Adrian Smith 290478

**Approved on 31/10/13 DELEGATED**

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

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

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

## **2) UNI**

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

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

## **3) UNI**

No extension, enlargement or other alteration of the dwellinghouse as provided for within Schedule, 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**

All windows in the first and second floor east and west side elevations 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.*

## **5) UNI**

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

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

## **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**

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.*

**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**

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

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

**10) UNI**

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 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.*

**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 permitted shall be carried out in accordance with 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 existing floor plans	A.001		29/08/2013
Existing elevations	A.002 A.003		29/08/2013
Proposed block plan	D.005		02/09/2013
Proposed floor plans	D.001 D.004		29/08/2013
Proposed elevations	D.002 D.003		29/08/2013

#### 14) 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.*

#### **BH2013/03076**

##### **15 Bates Road Brighton**

Erection of single storey rear extension.

**Applicant:** David Brook

**Officer:** Mark Thomas 292336

**Refused on 04/11/13 DELEGATED**

#### 1) UNI

The proposed extension, by virtue of its height, depth, positioning and proximity to the shared boundary with no. 17 Bates 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 to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

#### 2) UNI2

The proposed extension would extend beyond the rear wall of the outrigger, detracting from the original plan of the building. The footprint of the extension in combination with its excessive projection would result in the recipient property having an overextended appearance, detracting from the character and appearance of the recipient dwelling. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

#### **BH2013/03175**

##### **57 Friar Road Brighton**

Erection of single storey rear extension and installation of rooflights to front, side and rear elevations.

**Applicant:** Mrs R Gardner

**Officer:** Helen Hobbs 293335

**Approved on 14/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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
Proposed plan	0260.PL.001		17th September 2013
Proposed elevations	0260.PL.002		17th September 2013
Existing Plans	0260.EXG.001	A	17th September 2013
Existing section and elevations	0260.EXG.002		17th September 2013

**BH2013/03197**

**134 Valley Drive Brighton**

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

**Applicant:** Mr & Mrs Field

**Officer:** Helen Hobbs 293335

**Approved on 18/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 ground floor and roof plans	2013/16/01		17th September 2013
Existing elevations	2013/16/02		17th September

			2013	
Proposed ground floor and roof plan	2013/16/02		17th 2013	September
Proposed elevations	2013/16/11	A	20th 2013	September
Site location and block plans	2013/16/12		17th 2013	September

**BH2013/03208**

**46 Tongdean Lane Brighton**

Demolition of existing concrete rear patio and erection of rear conservatory and replacement of rear porch and steps.

**Applicant:** Roderick MacFie

**Officer:** Mark Thomas 292336

**Refused on 14/11/13 DELEGATED**

**1) UNI**

The proposed extension and the adjoining porch, by virtue of their combined height, scale, protrusion and elevated position would be a prominent and bulky addition, which would not appear as a subservient addition to the main house. The extension would appear incongruous to the detriment of the visual amenities of the property and the wider street scene. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

**BH2013/03225**

**45 Glen Rise Brighton**

Formation of first floor level with front balcony, single storey front and rear extensions, front porch, two storey side extension and erection of front boundary wall with gated entrance/exits.

**Applicant:** Mr Robin Lloyd

**Officer:** Steven Lewis 290480

**Refused on 14/11/13 DELEGATED**

**1) UNI**

The proposed extensions to create a two-storey dwellinghouse, by reason of their form, scale, detailing, design and use of materials, would create a disjointed and incoherent design which would fail to sufficiently respond to the prevailing character and appearance of adjoining properties and the wider surrounding area. The resulting dwellinghouse would appear unduly isolated and incongruous in views along the street and the proposal is contrary to the aims of policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD 12 - Design Guide for Extensions and Alterations.

**2) UNI2**

The proposed front boundary wall by reason of its design and height in relation to surrounding frontages would be out of keeping with the relatively open character and appearance of the surrounding area and would create an unduly prominent and incongruous addition to the street scene. The proposal is therefore contrary to the aims of local plan policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2013/03237**

**Ground & First Floor Flat 45 Tivoli Crescent Brighton**

Replacement of existing timber framed windows and doors with UPVC units.

**Applicant:** John & Brenda Bishop

**Officer:** Helen Hobbs 293335

**Approved on 15/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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	T84PW/FP/01		20th September 2013
Proposed door D1	T84PW/FP/02		20th September 2013
Proposed ground floor bay window	T84PW/FP/03		20th September 2013
Proposed first floor bay window	T84PW/FP/04		20th September 2013
Window as proposed	T84PW/FP/05		20th September 2013
Proposed door D2	T84PW/FP/06		20th September 2013
Photographs			20th September 2013
Window specification			20th September 2013

**BH2013/03242**

**38 Maldon Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Andy Barr

**Officer:** Mark Thomas 292336

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

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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	L-100		23rd September 2013
Block plan	L-101		23rd September 2013
Existing plans and elevations	L-102		23rd September 2013

Proposed plans and elevations	L-103	Rev. A	23rd September 2013
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**BH2013/03259**

**48A Surrenden Crescent Brighton**

Erection of single storey rear extension to replace existing conservatory.

**Applicant:** Mr John Wade

**Officer:** Liz Arnold 291709

**Approved on 14/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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	jj/01/surrenden cres		26th September 2013
Existing and Proposed Elevations	Jj/02/surrenden cres		24th September 2013

**BH2013/03269**

**66 Loder Road Brighton**

Erection of single storey rear extension.

**Applicant:** Miss Christine Berry

**Officer:** Helen Hobbs 293335

**Approved on 19/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	CH533/001	A	24th September 2013
Existing plans	CH533/002		24th September 2013
Existing elevations and	CH533/003		24th September

sections			2013
Proposed plans	CH533/004	A	24th September 2013
Proposed elevations and sections	CH533/005	A	24th September 2013

### **BH2013/03270**

#### **35 Bates 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 4.5m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.8m.

**Applicant:** Reuben Shaljean

**Officer:** Chris Swain 292178

**Prior approval not required on 04/11/13 DELEGATED**

### **BH2013/03276**

#### **8 Bramble Rise Brighton**

Erection of single storey rear extension, demolition of existing garage and other associated alterations.

**Applicant:** Oliver Dorman

**Officer:** Liz Arnold 291709

**Refused on 18/11/13 DELEGATED**

#### **1) UNI**

The proposed rear extension, by virtue of its design, detailing, scale and positioning, which includes the intersection with the existing rear roofslope of the dwelling, would result in an extension which poorly relates to the existing bungalow and which would be a visually intrusive and an unsympathetic extension to the dwelling. As such the proposal would result in an extension which would be of detriment to the visual amenities of the parent property, the Bramble Rise street scene and the wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

#### **2) UNI2**

The provision of a sunscreen and flue, which would be of an excessive height, would result in the provision of incongruous features to the rear of the property which would be of detriment to the visual amenities of the parent property, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

### **BH2013/03574**

#### **7 Shepherds Croft Brighton**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable rear roof extension, 2no side dormers and 2no rooflights to front and side.

**Applicant:** Karin Yardy

**Officer:** Christopher Wright 292097

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

### **EAST BRIGHTON**

### **BH2013/01917**

#### **67 Swanborough Drive Brighton**

Certificate of Lawfulness for a proposed loft conversion incorporating side and rear dormers and rooflights to front elevation.

**Applicant:** Mr Jim Sadler

**Officer:** Jonathan Puplett 292525  
**Approved on 31/10/13 DELEGATED**

**BH2013/02247**

**47 Princes Terrace Brighton**

Extension of existing balcony by 1 metre.

**Applicant:** Mr Pim Van Weelden

**Officer:** Andrew Huntley 292321

**Approved on 05/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 drawings illustrating a privacy screen at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. The approved screen shall be erected in accordance with the approved details prior to the first use of the extended balcony and retained as such thereafter.

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

**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			17.09.2013
Block plan			17.09.2013
Existing side elevation of back of house			17.09.2013
Existing elevation of back of house			17.09.2013
Existing plan of garden and rear of house			17.09.2013
Proposed side elevation of back of house			17.09.2013
Proposed elevation of back of house			17.09.2013
Proposed plan of garden and rear of house			17.09.2013
Existing and proposed balcony extension			17.09.2013

**BH2013/02364**

**4 Bennett Road Brighton**

Retention of enlarged rear porch to replace pre-existing, incorporating external steps to garden level (Part Retrospective).

**Applicant:** Mrs Helen Lyons

**Officer:** Wayne Nee 292132

**Approved on 06/11/13 COMMITTEE**

**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
Pre-existing floor plans, elevations & section	1019/01		15 July 2013
As-existing floor plans, elevations & section	1019/02		15 July 2013
Proposed floor plans, elevations & section	1019/03		26 July 2013
Site plan			15 July 2013

## 2) UNI

The existing steps and raised deck as shown on drawing No. 1019/02 received on 15 July 2013 shall be removed and the steps hereby approved and shown on drawing No. 1019/03 received on 26 July 2013 shall be erected within 3 months of the date of this permission.

*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

All windows and the glazed door of the porch hereby approved shall be shall be obscure glazed within 3 months of the date of this permission 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.*

## **BH2013/02736**

### **1 Chesham Place Brighton**

Alterations to paving slabs to the front bottom step, replacement of existing valley and box gutter finishes and roof renovation, removal of existing external staircase to rear and creation of new staircase, replacement of existing timber fascias, alterations to fenestration, alterations to wrought iron railings to balcony and entrance/footpath, alterations to rear extension to extend roof, refurbishment works to the rear boundary walls and other associated works.

**Applicant:** John Brewer

**Officer:** Wayne Nee 292132

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

### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 dimensions and profiles of any new parts to the cast iron railings and spindles of the new steps hereby approved shall match exactly the existing.

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

### 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
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			Received
Heritage Statement			02 October 2013
Design and Access Statement			02 October 2013
Existing floor plans and elevations	13125/01	C	02 October 2013
Proposed floor plans, elevations and details	13125/02	D	02 October 2013
Proposed floor plans and details	13125/03	E	02 October 2013

### **BH2013/02808**

#### **3-4 Paston Place Brighton**

Conversion of existing House in Multiple Occupation (Sui Generis) and offices (B1) to form 2no houses (C3) with associated alterations including demolition of existing lower ground floor extension and removal of external staircase to rear elevation.

**Applicant:** Simon Meredith

**Officer:** Adrian Smith 290478

#### **Refused on 14/11/13 DELEGATED**

##### **1) UNI**

Insufficient information has been submitted to demonstrate that the basement level offices are genuinely redundant and unsuitable for continued employment use, contrary to policies EM5 & EM6 of the Brighton & Hove Local Plan.

##### **2) UNI2**

The applicant has failed to adequately justify the loss of HMO accommodation, contrary to policy HO14 of the Brighton & Hove Local Plan.

### **BH2013/02880**

#### **Flat 8 11 Chichester Terrace Brighton**

Application for variation of condition 2 of application BH2013/00925 (Internal alterations to layout of flat and erection of single storey front extension incorporating revised rear fenestration) to permit installation of pipe work to rear elevation.

**Applicant:** Mr Chris Pitchford

**Officer:** Andrew Huntley 292321

#### **Approved on 07/11/13 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	030	A	04.09.2013
Block Plan	060	A	22.04.2013
Existing Plans	001		21.03.2013
Existing Plans and Elevation-3rd and 4th Floors	002		21.03.2013
Existing primary Elevation	003		21.03.2013
Proposed primary Elevation	020		11.06.2013
Proposed Rear Elevation	501	A	04.09.2013

### **BH2013/03006**

## 7A Paston Place Brighton

Replacement of existing timber framed windows and door to UPVC windows and french doors.

**Applicant:** Matthew Killen

**Officer:** Emily Stanbridge 292359

**Approved on 31/10/13 DELEGATED**

### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			02.09.2013
Block Plan			02.09.2013
Photographs			02.09.2013
Window specifications			05.09.2013
Product specifications brochure			02.09.2013

## **BH2013/03067**

### Caravan Site Sheepcote Valley Brighton

Creation of 28no all weather caravan pitches to match existing on site.

**Applicant:** The Caravan Club

**Officer:** Chris Swain 292178

**Approved on 06/11/13 DELEGATED**

### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	SHV-2013-P-1 01		11 September 2013
Proposed all weather pitches	SHV-2013-P-1 02		11 September 2013
Proposed site plan	SHV-OS		11 September 2013

## **BH2013/03136**

### Sussex Square Service Station 236 Eastern Road Brighton

Display of internally illuminated site identification sign.

**Applicant:** Rontec Service Stations IA Ltd

**Officer:** Wayne Nee 292132

Report from: 31/10/2013 to: 20/11/2013

**Refused on 06/11/13 DELEGATED**

**1) UNI**

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

**BH2013/03179**

**29 Reading Road Brighton**

Certificate of Lawfulness for proposed hip to gable roof extension incorporating side window and front rooflights.

**Applicant:** Doug Kerr

**Officer:** Chris Swain 292178

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

**BH2013/03184**

**51 Upper Abbey Road Brighton**

Certificate of Lawfulness for proposed single storey side/rear extension and associated alterations.

**Applicant:** Mr N Eames

**Officer:** Chris Swain 292178

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

**HANOVER & ELM GROVE**

**BH2013/00908**

**112-113 Lewes Road Brighton**

Application for variation of condition 28 of application BH2010/01824 (Erection of four storey building providing retail floor space on ground and first floors and student halls of residence (39 units) on ground and upper floors) to allow for internal alterations including a reduction in commercial floor area, alterations to ground floor layout and an additional 5 bedspaces and associated external alterations.

**Applicant:** Mr Chester Hunt

**Officer:** Anthony Foster 294495

**Approved on 05/11/13 COMMITTEE**

**1) UNI**

The development hereby permitted shall be commenced before 19 July 2014.

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			14/06/2010
Site Plan	05		14/06/2010
Building as Existing	13		14/06/2010
Elevations	52	B	14/06/2010
Mechanical Ventilation	55	A	20/07/2010
Elevations	0203/P/150		13/09/2013
Plans	03		21/03/2013

### **3) UNI**

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

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

### **4) UNI**

No development shall take place until a scheme for the storage of refuse and recycling in association with the retail unit hereby approved 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 retail unit and the facilities shall be thereafter 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 SR1 of the Brighton & Hove Local Plan.*

### **5) UNI**

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

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

### **6) UNI**

The commercial unit on the ground floor shall be used as Class A1 retail only.

*Reason: To maintain the vitality and viability of the Lewes Road District Centre and to comply with Policy SR5 of the Brighton & Hove Local Plan.*

### **7) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, no non-residential development shall commence, until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 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.*

### **8) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, no student accommodation 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 the student accommodation 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 with the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 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.*

#### **10) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, none of the student accommodation hereby approved shall be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the student accommodation 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.*

#### **11) UNI**

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

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

#### **12) UNI**

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

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

#### **13) UNI**

The use of the retail unit hereby permitted shall not be open to customers except between the hours of 08.00 and 20.00.

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

#### **14) UNI**

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

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

#### **15) UNI**

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The

external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

#### **16) UNI**

No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:

(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

(b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works. The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of part (b) above that any remediation scheme required and approved under the provisions of part (b) 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;

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under part (b) above.

*Reason: To ensure that there is no risk to people, animals or the surrounding environment and to comply with policy SU11 of the Brighton & Hove Local Plan.*

#### **17) UNI**

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

*Reason: To safeguard the amenities of the area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **18) UNI**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

*Reason: To ensure that there is no risk to people, animals or the surrounding environment and to comply with policy SU11 of the Brighton & Hove Local Plan.*

#### **19) UNI**

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as

such.

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

**20) UNI**

No development shall commence until a scheme detailing the glazing methods for the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details.

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

**21) UNI**

No development shall commence until a scheme detailing additional sound insulation measures to the noise sensitive areas of the building, those being the party wall with no. 6 Newmarket Road, and between the retail unit, above the entrance, refuse and cycle stores and the laundry room, have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details.

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

**22) UNI**

The retail unit hereby approved shall not be occupied until a full deliveries management plan for the retail premises has been submitted to and approved in writing by the Local Planning Authority. The Plan must include full details of the proposed delivery times, delivery method, route and location. Deliveries shall be undertaken in full compliance with the approved document in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to protect the amenities of the neighbouring residential occupiers and to ensure there is no increased risk to the users of the local highway network and to comply with policies QD27 and TR7 of the Brighton & Hove Local Plan.*

**23) UNI**

Prior to first occupation of the development, or any subsequent change of use hereby permitted by this permission a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the student accommodation shall be submitted to the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan shall include a process of annual monitoring and reports to quantify if the specified targets are being met, and the council shall be able to require proportionate and reasonable additional measures for the promotion of sustainable modes if it is show that monitoring targets are not being met.

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

**24) UNI**

No servicing or deliveries to or from the retail premises hereby approved shall occur outside the hours of 08.00 and 22.00 Monday to Saturday.

*Reason: To safeguard the amenities of the area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

**25) UNI**

Prior to the commencement of development, detailed drawings, including levels, sections and construction details of improvements to the surrounding pavement including reinstatement of the existing dropped kerbs on Newmarket Road and Lewes Road which directly adjoin the site shall be submitted to and approved in

writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**26) UNI**

Prior to the commencement of development, full details of the proposed ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details and retained as such thereafter and the passive ventilation shall be fully operational prior to the first occupation of any of the flats hereby approved.

*Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.*

**27) UNI**

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

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

**BH2013/02558**

**76 Washington Street Brighton**

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

**Applicant:** Ruskin Spiers

**Officer:** Sue Dubberley 293817

**Refused on 07/11/13 DELEGATED**

**1) UNI**

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

**BH2013/02817**

**243 Hartington Road Brighton**

Application for variation of condition 2 of application BH2012/00173 (Demolition of existing workshop and erection of a new 3no bed two storey dwelling house incorporating accommodation at lower ground floor and roof space and outbuilding to rear to be used as ancillary office) to allow for minor material amendments.

**Applicant:** Mr M Knight

**Officer:** Jonathan Puplett 292525

**Refused on 01/11/13 DELEGATED**

**1) UNI**

The rear roof dormers as shown in the submitted drawings and as constructed are of an excessive size in relation to the roof slope, with large areas of cladding around the windows. The dormers dominate the appearance of the rear roof rather than appearing as sympathetic additions, contrary to policies QD1 and QD14 of the Brighton & Hove Local plan and the guidance set out in SPD12 'Design guide for extensions and alterations'.



**BH2013/02911**

**4 Ryde Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Terry Blount

**Officer:** Andrew Huntley 292321

**Refused on 31/10/13 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its design, size and siting would result in a visually awkward and poorly related addition to the property, which is also unsympathetic to the design of the existing dwelling. As a result, the proposal would be detrimental to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

**BH2013/03128**

**Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue Brighton**

Application for approval of details reserved by conditions 27 and 28 of application BH2010/01054.

**Applicant:** Denne Construction

**Officer:** Anthony Foster 294495

**Approved on 07/11/13 DELEGATED**

**BH2013/03303**

**134 Islingword Road Brighton**

Conversion of ground and lower ground floor pianola repair premises to a 2no bedroom maisonette with associated alterations including new French doors within enlarged rear light well, removal of rear fire escape and replacement of shop front with entrance door and window.

**Applicant:** Bourne Property Developments

**Officer:** Adrian Smith 290478

**Refused on 19/11/13 DELEGATED**

**1) UNI**

Insufficient evidence has been provided to demonstrate that a retail unit is genuinely redundant and economically unviable for retention in this location, contrary to policy SR8 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed alterations to the shopfront, by virtue of the window arrangement and inclusion of a second domestic entrance doorway to the building's frontage, represent an incongruous arrangement that would result in excessive clutter to the detriment of the appearance of the building and wider Valley Gardens Conservation Area, contrary to policies QD14 & HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed residential accommodation, by virtue of the limited availability of natural light and enclosed outlook to the basement living space, would result in a gloomy and oppressive environment for future occupiers leading to a sense of enclosure contrary to policy QD27 of the Brighton & Hove Local Plan.

**HOLLINGDEAN & STANMER**

**BH2013/02677**

**Land North of Lewes Court University of Sussex Brighton**

Application for approval of details reserved by condition 15 of application

BH2012/00485.

**Applicant:** University of Sussex  
**Officer:** Anthony Foster 294495  
**Approved on 08/11/13 DELEGATED**

**BH2013/02845**

**5 Hawkhurst Road Brighton**

Erection of semi-detached two bedroom dwelling incorporating associated alterations to existing dwelling.

**Applicant:** Mr P Baker  
**Officer:** Andrew Huntley 292321  
**Approved on 15/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 dwellinghouse(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.*

**3) UNI**

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

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

**4) UNI**

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**

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.*

**6) UNI**

No development shall commence until a scheme to enhance the nature

conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

#### **7) UNI**

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

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

#### **8) UNI**

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

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

#### **9) UNI**

Notwithstanding the approved drawings, details of all three external entrances demonstrating they meet Lifetime Homes standard shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

#### **10) UNI**

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.*

#### **11) UNI**

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

#### **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
Location Plan			19.08.2013
Block Plan			20.09.2013
Survey as Existing	A/01/048		19.08.2013
Proposed Plans and Elevations	A/02/048		20.09.2013

### **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.*

### **BH2013/03095**

#### **208 Ditchling Road Brighton**

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

**Applicant:** Robert Heppell

**Officer:** Sue Dubberley 293817

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

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

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

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

#### 4) UNI

The development hereby permitted shall be carried out in accordance with 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			16/09/13
Proposed layout	342/P01		16/09/13
Existing layout	342/P01		16/09/13

#### **BH2013/03113**

##### **69 Hollingdean Terrace Brighton**

Certificate of lawfulness for proposed dormer to the rear and 3no rooflights to the front.

**Applicant:** S Morgan

**Officer:** Sonia Gillam 292265

**Approved on 07/11/13 DELEGATED**

#### **BH2013/03150**

##### **37 Hawkhurst Road Brighton**

Erection of two storey side extension with extension to roof over.

**Applicant:** Mrs Sonia Mathers & Mr Peter Mathers

**Officer:** Andrew Huntley 292321

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

#### 1) UNI

The proposal would not have a subordinate appearance that retains the integrity of the original building but would appear as a visually dominant, poorly articulated and discordant feature on the terrace and within the street scene. Furthermore, the side elevation of the proposal would not enhance the appearance of the property or the surrounding area, as it would be seen as a large expanse of render as there are only two windows at ground floor level and the projections beyond the main building line are not articulated. In addition, the proposed side extension would harm the appearance of the street scene by excessively infilling the rhythm of spaces between the buildings, removing the continuity within the existing street scene. Therefore the proposal is contrary to Policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

#### **BH2013/03183**

##### **140 Hollingbury Road Brighton**

Conversion of existing dwelling to form 3no self contained flats including demolition of single storey rear extension and erection of pitched roof single storey side and rear extension, partial demolition of garage, loft conversion incorporating front and rear rooflights and rear dormer and associated works.

**Applicant:** Tom Arnold

**Officer:** Adrian Smith 290478

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

#### 1) UNI

Policy HO9 of the Brighton & Hove Local Plan seeks to retain smaller family dwellings up to 115sqm in floor area or with more than three bedrooms as originally built. The building has an original floor area of less than 115sqm and three bedrooms, thereby failing to meet the threshold for conversion set by policy HO9, and does not include a unit of residential accommodation within the development suitable for family occupation. The scheme is therefore contrary to

policy HO9 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed two-bedroom flats, by virtue of their limited size and layout, represent a cramped and sub-standard form of residential accommodation unsuitable for family occupation and an overdevelopment of the site, contrary to policies HO9 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed side extension, by virtue of its scale projecting beyond the original main side wall to the building, represents an excessively scaled and harmful addition that would excessively disrupt the original plan form of the building and be a highly visible and harmful addition in the street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and the design guidance set out in SPD12' Design guide for extensions and alterations'.

**4) UNI4**

The proposed development, by virtue of the use of timber fence panels within the front and side boundary walls and the inclusion of four entrance doors in the west side elevation, represents an uncharacteristic use of materials and excessive clutter that would be harmful to the appearance of the building and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and the design guidance set out in SPD12' Design guide for extensions and alterations'.

**5) UNI5**

The proposed roof extensions, by virtue of the design, scale and position of the rear dormer and the positioning of a rooflight adjacent, fail to represent suitably designed or proportionate additions to the roof of the building. They would be highly visible and incongruous additions that would clutter the appearance of the roof of the building when viewed from along Hollingbury Park Avenue, contrary to policy QD14 of the Brighton & Hove Local Plan and the design guidance set out in SPD12' Design guide for extensions and alterations'.

**BH2013/03203**

**53 Hollingbury Road Brighton**

Change of use from residential dwelling (C3) to house in multiple occupation (Sui Generis). (Retrospective)

**Applicant:** Millhouse Enterprises Ltd

**Officer:** Anthony Foster 294495

**Refused on 14/11/13 DELEGATED**

**1) UNI**

The change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Sui Generis) fails to support a mixed and balanced community and results in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The use 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.

**2) UNI2**

The proposal represents over intensification of the use of the property which was originally built as a modest 3 bed family dwelling. The occupation of the property with 8 individuals would result in a material increase in noise and disturbance that would cause harm to neighbouring amenity. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposal by virtue of the lack of shared communal spaces, restricted usable head height at second floor within the roof space, and cramped form results in a substandard level of accommodation that would be detrimental to the residential amenity of future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2013/03232**

**Flat 1 21 Hollingbury Park Avenue Brighton**

Erection of a single storey rear extension.

**Applicant:** Erin Brinstoe

**Officer:** Robin Hodgetts 292366

**Refused on 20/11/13 DELEGATED**

**1) UNI**

The proposed extension would extend beyond the rear wall of the outrigger, detracting from the original plan of the building. The footprint of the extension in combination with its excessive projection would result in the recipient property having an overextended appearance, detracting from its character and appearance. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

**2) UNI2**

The proposed extension by reason of its siting, height and excessive depth along the shared boundary would cause an unacceptable degree of harm to the neighbouring properties at Nos. 19 and 23 Hollingbury Park Avenue by reason of a loss of light and increased sense of enclosure. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

**BH2013/03250**

**Varley Halls of Residence Coldean Lane Brighton**

Application for Approval of Details Reserved by Conditions 22 and 30 of application BH2010/00235.

**Applicant:** University of Brighton

**Officer:** Anthony Foster 294495

**Approved on 18/11/13 DELEGATED**

**BH2013/03257**

**354 Ditchling Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Mark Lebihan

**Officer:** Emily Stanbridge 292359

**Approved on 18/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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
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			Received
Site and location plans	73/SITE/01		23.09.2013
Existing ground floor plan	PD/141/01		23.09.2013
Existing elevations	PD/141/02		23.09.2013
Proposed floor plans	73/PROP/100		23.09.2013
Proposed elevations	73/PROP/200		23.09.2013

## **MOULSECOOMB & BEVENDEAN**

### **BH2013/02561**

#### **30 Colbourne Avenue Brighton**

Change of use from dwellinghouse (C3) to house in multiple occupation (Sui Generis) (Retrospective).

**Applicant:** Mrs Elizabeth Smith

**Officer:** Jonathan Puplett 292525

**Refused on 01/11/13 DELEGATED**

#### **1) UNI**

The change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Sui Generis) fails to support a mixed and balanced community and results in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The use 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.

## **QUEEN'S PARK**

### **BH2013/00754**

#### **Eastern Bathing Pavilion Lower Promenade Madeira Drive Brighton**

Change of use from amusement arcade (sui generis) to retail shop (A1). (Retrospective)

**Applicant:** Paramount Entertainments Ltd

**Officer:** Andrew Huntley 292321

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

#### **1) UNI**

A Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The plan shall also include measures to minimise the impact deliveries have on the transport network. All deliveries shall thereafter be carried out in accordance with the approved plan.

*Reason: In order to ensure that the vehicles that service the development are of a suitable size and to ensure the safe operation of the highway network, and thus the protection of the amenity of nearby residents, in accordance with policies S10, QD27 and TR7 of the Brighton & Hove Local Plan.*

### **BH2013/02591**

#### **7 College Road Brighton**

Application for removal of condition 4 of application BH2006/03056 (Conversion of dwelling into two 1 bed flats and one 2 bed flat) which states that no development shall take place until details of arrangements to ensure the development shall remain genuinely car free at all times have been agreed in writing by the Local Planning Authority.

**Applicant:** Dr Jasmin Islam

**Officer:** Kathryn Boggiano 292138

**Approved on 05/11/13 DELEGATED**



### **1) UNI**

The cycle parking facilities as shown on the approved plans, as shown on approved plan 427/01 submitted 08 September 2006, shall be retained for use at all times.

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

### **2) UNI**

The refuse and recycling storage facilities, as shown on approved plan 427/01 submitted 08 September 2006, shall be retained for use 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.*

## **BH2013/02747**

### **5 Steine Street Brighton**

Change of use from nightclub (Sui Generis) to 7 unit student accommodation (Sui Generis) incorporating alterations to fenestration and installation of railings to glazed floor panel lightwell.

**Applicant:** Oazo Ltd

**Officer:** Jonathan Puplett 292525

**Refused on 06/11/13 COMMITTEE**

### **1) UNI**

The proposed internal accommodation, including a basement level communal room with little natural light and very limited outlook, a number of small bedrooms, and rooms to the rear of the property reliant on a lightwell which would provide limited natural light and poor quality outlook, would not be of an acceptable standard. The proposed development would not provide a suitable standard of accommodation, which would be to the detriment of the amenity of future occupiers and would be contrary to policy QD27 of the Brighton & Hove Local Plan.

## **BH2013/02806**

### **3 Broad Street Brighton**

Erection of rear extension at first and second floor level and associated external alterations including the increase in height of the existing rear extension and alterations to fenestration.

**Applicant:** Mr Bastian Trachte and Stephanie Palancino

**Officer:** Chris Swain 292178

**Refused on 08/11/13 DELEGATED**

### **1) UNI**

The detail and accuracy of the submitted drawings are inadequate to make a comprehensive assessment of the application and the resultant visual impact on the existing building and the wider East Cliff Conservation Area. The application consequently cannot be fully considered against policies QD14 and HE6 of the Brighton & Hove Local Plan, or Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

### **2) UNI2**

Notwithstanding the first reason for refusal, the proposed rear extension, by reason of height, design and depth is considered to result in an overly dominant element to the rear that would detract significantly from the appearance and character of the building and the wider East Cliff Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

## **BH2013/02809**

## 42 Queens Park Rise Brighton

Erection of single storey rear infill extension.

**Applicant:** D Ellis-Hill

**Officer:** Wayne Nee 292132

**Approved on 01/11/13 DELEGATED**

### 1) BH01.01

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

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

### 2) UNI

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

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

### 3) UNI

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

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

### 4) UNI

The development hereby permitted shall be carried out in accordance with 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 rear and side elevations	184QPR42/04		01 October 2013
Existing rear and side elevations	184QPR42/02		15 August 2013
Proposed plans	184QPR42/03		15 August 2013
Existing plans	184QPR42/01		15 August 2013

## **BH2013/03009**

### 11 Princes Street Brighton

Installation of timber windows to front and side elevation.

**Applicant:** McMillan Williams Solicitors

**Officer:** Chris Swain 292178

**Approved on 04/11/13 DELEGATED**

### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			2 September 2013
Proposed front window			2 September 2013
Proposed side window			1 November 2013
Annotated photographic image			2 September 2013
Proposed window details and sections			2 September 2013

**BH2013/03083**

**94 St James's Street Brighton**

Application for approval of details reserved by conditions 5 and 8 of application BH2013/01335.

**Applicant:** Geneva Investment Group

**Officer:** Jonathan Puplett 292525

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

**BH2013/03088**

**Ground & First Floor 12 Richmond Place Brighton**

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

**Applicant:** Mr Laurence Harris

**Officer:** Christopher Wright 292097

**Prior approval not required on 04/11/13 DELEGATED**

**BH2013/03096**

**29 Egremont Place Brighton**

Conversion of existing dwelling into 3no self contained flats and associated works.

**Applicant:** The Property Shop

**Officer:** Adrian Smith 290478

**Refused on 12/11/13 DELEGATED**

**1) UNI**

Policy HO9 of the Brighton & Hove Local Plan seeks to retain smaller family dwellings. The proposed ground floor flat, by virtue of its limited size and layout, and lack of adequate daylight and outlook to the rear rooms, represents a cramped and sub-standard form of residential accommodation unsuitable for family occupation, contrary to policies HO9 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The first floor roof terraces would result in overlooking and loss of privacy for occupiers of the ground floor flat, contrary to policy QD27 of the Brighton & Hove Local Plan

**BH2013/03147**

**31 Upper St James's Street Brighton**

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

**Applicant:** Mrs Z Trow

**Officer:** Adrian Smith 290478

**Approved on 08/11/13 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	ADC579/BP		13/09/2013
Block plan	ADC579/BPB		13/09/2013
Existing plans and elevations	ADC579/01 ADC579/02A	A	13/09/2013
Proposed plans and elevations	ADC579/03 ADC579/04B	B	13/09/2013
Context roof terrace plans	ADC579/05		24/10/2013

## 2) UNI

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

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

## 3) UNI

The 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.*

### **BH2013/03240**

#### **44 Grand Parade Brighton**

Prior approval for change of use from offices (B1) to residential (C3) over basement, ground, first, second and attic floors to provide 4no flats.

**Applicant:** Farrington Property Developments

**Officer:** Christopher Wright 292097

**Prior approval not required on 15/11/13 DELEGATED**

### **BH2013/03258**

#### **20 Dawson Terrace Brighton**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mrs Deirdre Fuller

**Officer:** Emily Stanbridge 292359

**Approved on 12/11/13 DELEGATED**

### **ROTTINGDEAN COASTAL**

### **BH2013/01732**

#### **Flat 2 28 Sussex Square Brighton**

Installation of iron hand rail to steps to basement flat.

**Applicant:** Ms Penelope Devonshire

**Officer:** Kate Brocklebank 292175

**Approved on 04/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 handrail hereby approved shall be painted white within one month of installation 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 works hereby permitted shall be implemented only on behalf of Ms. Penelope Devonshire. The handrail shall be wholly removed from the premises and the background surfaces shall be made good to the original profiles in matching materials within 3 months of the cessation of occupation of Flat 2, 28 Sussex Square by Ms Penelope Devonshire.

*Reason: This permission is granted exceptionally in view of the personal circumstances of the occupier of the ground floor flat and to protect the historic character and appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			11 June 2013
Proposed floor plan	1		28 May 2013
Elevation A	2		28 May 2013
Elevation B	3		28 May 2013
Handrail profile	4		28 May 2013

### **BH2013/01733**

#### **Flat 2 28 Sussex Square Brighton**

Installation of iron hand rail to steps to basement flat.

**Applicant:** Ms Penelope Devonshire

**Officer:** Kate Brocklebank 292175

**Approved on 04/11/13 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 hereby permitted shall be implemented only on behalf of Ms. Penelope Devonshire. The handrail shall be wholly removed from the premises and the background surfaces shall be made good to the original profiles in matching materials within 3 months of the cessation of occupation of Flat 2, 28 Sussex Square by Ms Penelope Devonshire.

*Reason: This permission is granted exceptionally in view of the personal circumstances of the occupier of the ground floor flat and to protect the historic character and appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

#### 3) UNI

The handrail hereby approved shall be painted white within one month of installation 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.*

### **BH2013/02459**

#### **Eagles Steyning Road Rottingdean**

Erection of 4no bedroom dwelling incorporating double garage, with access from Steyning Road. (Part retrospective)

**Applicant:** Ms Karron Stephen-Martin

**Officer:** Liz Arnold 291709

**Approved on 04/11/13 DELEGATED**

**1) UNI**

Within 1 month of the date of this permission a scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities and an implementation programme. Two replacement trees should be marked on this plan to compensate for the loss of the Sycamore.

*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.*

**2) UNI**

The dwelling hereby approved shall not be occupied until access to the site and space within the site has been laid out in accordance with drawing no. P0002 received on the 13th September 2013, for parking and for vehicles to turn so that they may enter and leave the site in forward gear.

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on drawing no.P002A have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

**5) UNI**

The 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.*

**6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

**7) UNI**

The 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.*

#### **8) UNI**

The terrace on the northern side of the dwelling shall not be brought into use until the obscured balustrading to the related staircase has been installed and shall be retained. The obscured balustrading screen shall thereafter be permanently retained as such.

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

#### **9) UNI**

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

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

#### **10) UNI**

The driveway and hardstanding shall be finished with Marshalls Drivesett Tegula Original Block Paving (in Pennant Grey colour) and shall be retained as such thereafter.

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

#### **11) UNI**

The hereby approved dwellinghouse shall not be occupied until details of the boundary treatment(s) to the application site have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment(s) shall be erected in accordance with the agreed details prior to first occupation of the dwellinghouse and shall be retained as such thereafter.

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

#### **12) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location/Block Plan			7th August 2013
Site Survey	01		7th August 2013
Proposed Site Plan	P002	A	13th September 2013
Proposed Upper Ground Floor Plan and Section	03	A	16th September 2013
Proposed LGF Plan and Elevations	04	A	16th September 2013
Unnumbered Plan (Entrance Ramp)			12th September 2013

#### **13) UNI**

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be

carried out without planning permission obtained from the Local Planning Authority.

*Reason: The Local Planning Authority considers that further development could cause detriment to the 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.*

**14) UNI**

The development hereby permitted shall not be occupied 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.*

**15) UNI**

Within 1 month of the date of this permission a Soil Amelioration Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how soil within the root protection zone of tree 474 (a Poplar), as identified on drawing no. 01, shall be improved and aerated. The agreed statement shall be implemented prior to first occupation of the hereby approved dwellinghouse.

*Reason: To protect 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 and Supplementary Planning Document 06, Trees and Development Sites.*

**16) UNI**

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

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

**17) 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.*

**BH2013/02515**

**Ovingdean Hall College Greenways Brighton**

Non material amendment to BH2013/02517 to change the plant room on the ground floor into an additional student room.

**Applicant:** Mr T Racke

**Officer:** Sue Dubberley 293817

**Approved on 12/11/13 DELEGATED**



## **BH2013/02517**

### **Ovingdean Hall College Greenways Brighton**

Application for variation of condition 2 of application BH2011/03421 (Demolition of existing art block, mower store and part of pool building and construction of new student accommodation buildings providing 78 ensuite bedrooms, incorporating the conversion of existing gymnasium. Associated minor internal and external alterations, associated landscaping proposals and minor alterations to listed garden wall) to allow for omission of sedum roof covering from proposed development.

**Applicant:** Ovingdean Property Ltd

**Officer:** Sue Dubberley 293817

**Approved on 05/11/13 DELEGATED**

#### **1) UNI**

Not used.

#### **2) UNI**

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

#### **3) UNI**

During the construction works, no plant, machinery or materials shall be stored or operated within the Site of Nature Conservation Importance at any time.

*Reason: To protect the SNCI from damage and to comply with accordance with policy NC4 of the Brighton & Hove Local Plan.*

#### **4) UNI**

Development shall be carried out in accordance with the submitted material samples approved on 17/06/2013 under application reference BH2012/03299.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE3 and HE6 of the Brighton & Hove Local Plan.*

#### **5) UNI**

Development shall be carried out in accordance with the sample panel of brickwork and pointing constructed on the site and approved on 4/07/2013 under application BH2013/00022.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE3 and HE6 of the Brighton & Hove Local Plan.*

6) Development shall be carried out in accordance with the submitted details set out below which were approved on 4/07/2013 under application BH2013/00022 and approved on 17/06/2013 under application reference BH2012/03299:

- i) Sample elevations and sections at 1:20 scale of the building showing the arrangement and pattern of the external features including coloured rainscreen panels, bays, balconies, windows, doors, parapets, balustrades, copings, eaves, brises soleil,
- ii) details and sections at 1:5 scale of the eaves, copings, cills and door thresholds,
- iii) sectional profiles at 1:1 scale of window and door frames showing their relationship to their reveals and cills,
- iv) details of the rainwater goods
- v) details of all external lighting.
- vi) a 1:10 scale elevation showing the arrangement of the brick quoining around the new opening in the flint wall and the design of the gate.

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

*with policy HE3 and HE6 of the Brighton & Hove Local Plan.*

**6) UNI**

Development shall be carried out in accordance with the submitted landscaping details approved on 4/07/2013 under application BH2013/00022.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and HE3 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, QD15 and HE3 of the Brighton & Hove Local Plan.*

**8) UNI**

Development shall be carried out in accordance with the submitted tree protection details approved on 4/07/2013 under application BH2013/00022.

*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 land within the application site shall be managed and maintained in accordance with the management plan approved on 4/07/2013 under application BH2013/00022.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all 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.

**11) UNI**

Development shall be carried out in accordance with the submitted cycle parking details approved on 17/06/2013 under application reference BH2012/03299. 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 and 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**

Development shall be carried out in accordance with the submitted disabled parking details approved on 17/06/2013 under application reference BH2012/03299. 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 people with a mobility related disability are provided and to comply with policy TR18 of the Brighton & Hove Local Plan.*

**13) UNI**

The fencing around the hard games court area and the timber building adjacent to the north service entrance shall be painted in accordance with the details approved on 17/06/2013 under application reference BH2012/03299, within one month of completion of the development hereby approved and before the buildings are occupied.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**14) UNI**

Prior to the commencement of the use of the buildings a Site Management Plan is to be submitted to and approved in writing by the Local Planning Authority. The Management Plan should address issues including late night noise and anti-social behaviour. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**15) UNI**

The unauthorised lamp posts and post and rail fencing alongside the southern entrance drive shall be removed within one month of completion of the development hereby approved and before the buildings are occupied.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.*

**16) UNI**

The parking spaces alongside the southern entrance drive and all their hard surfacing materials shall be removed in accordance with the approved layout plan and the ground shall be reinstated to grass. Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

**17) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.0146.EXG.001, 002, 003, 004, 005, 006, 007, 100, 101, 150, 151, 200, 250, 300, 301, 350, 0146.PL.001, 010, 100, 101, 102, 150, 151, 152, 153, 300, 301, 310, 350, 351, 352, 800, 801, and 802, received on 8 November 2011, drawing no. 0146.PL.302 received on 25 November 2011, drawing no.0146.PL.001B received on 31 January 2012 and drawing no. 0146.PL.1001 and no. 0146.PL.3000A received on 30 July 2013.

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

**BH2013/02618**

**93 Marine Drive Rottingdean Brighton**

Application for Approval of Details Reserved by Conditions 10, 11, 12, 13, 14, 15, 16, 17 of application BH2012/03621.

**Applicant:** Mr & Mrs Morse

**Officer:** Anthony Foster 294495

**Split Decision on 12/11/13 DELEGATED**

**1) UNI**

APPROVE the details pursuant to conditions 12 and 13a subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 10, 11, 13b, 14, 15, 16, and 17 are NOT APPROVED.

**2) UNI2**

Insufficient information in relation to the proposed scheme for the storage of refuse and recycling has been submitted in order for the details pursuant to condition 10 of the consent to be approved.

**3) UNI3**

Insufficient information in relation to the biodiversity roofs has been submitted in order for the details pursuant to condition 11 of the consent to be approved.

**4) UNI4**

Insufficient information in relation to the required Design Stage/Interim Code for Sustainable Homes Certificate in order for the details pursuant to condition 13b of the consent to be approved.

**5) UNI5**

Insufficient information in relation to the proposed scheme for the storage of cycles has been submitted in order for the details pursuant to condition 14 of the consent to be approved.

**6) UNI6**

Insufficient information in relation to the existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting, finished floor levels and ridge heights of the proposed building and neighbouring development have been submitted in order for the details pursuant to condition 15 of the consent to be approved.

**7) UNI7**

Insufficient information in relation to the retaining boundary wall structure, including cross section, depth of footings, retained height, thickness of wall and construction materials have been submitted in order for the details pursuant to condition 16 of the consent to be approved.

**8) UNI8**

Insufficient information in relation to the proposed the garage doors has been submitted in order for the details pursuant to condition 17 of the consent to be approved.

**BH2013/02800**

**6 Westmeston Avenue Brighton**

Alterations to rear including erection of raised terrace with steps to garden, roof alterations to existing rear extension and alterations to fenestration on rear and side elevations.

**Applicant:** Mr B Ridgway

**Officer:** Wayne Nee 292132

**Approved on 04/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The glazed screens as shown on drawing no. 153WA6/08B to the north and south elevations of the terrace hereby approved shall consist of obscured glass and shall be fully installed before the new raised terrace is brought into use. The screens shall be permanently retained as such thereafter.

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

**3) UNI**

Access to the flat roof space over the storage area hereby approved shall be for

maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

#### **4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing ground floor	153WA6/01		14 August 2013
Existing roof plan	153WA6/02		14 August 2013
Existing rear elevation	153WA6/03		14 August 2013
Existing side elevations	153WA6/04		14 August 2013
Proposed ground floor	153WA6/05	B	30 September 2013
Proposed roof plan	153WA6/06	B	30 September 2013
Proposed rear elevation	153WA6/07	B	30 September 2013
Proposed side elevations	153WA6/08	B	30 September 2013
Existing and proposed front elevation	153WA6/09		14 August 2013

### **BH2013/02885**

#### **151 & 151A Marine Drive Brighton**

Application for variation of condition 2 of application BH2012/01545 (Demolition of existing houses and erection of 3no detached dwellings.) to allow for minor material amendments.

**Applicant:** Homemakers of Brighton Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 31/10/13 DELEGATED**

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

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

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

#### **2) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses hereby approved 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**

All north facing (rear) first floor, second floor and roof level windows to the dwellings hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the

floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**4) UNI**

The dwellings hereby permitted shall be constructed to Lifetime Homes standards and shall be retained as such thereafter.

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

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

(a) Samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development

(b) 1:20 sample elevations and 1:1 sections, and samples of windows and doors to be installed.

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

**8) 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.*

**9) UNI**

No development shall take place until details of noise mitigation measures including thermal double glazing and ventilation systems have been submitted to and approved in writing by the local planning authority. These measures shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved.

*Reason: To ensure that future residents of the development do not suffer harmful noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

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

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

**11) UNI**

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

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

**12) UNI**

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

**13) UNI**

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

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

**14) UNI**

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

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

**15) UNI**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the*

Brighton & Hove Local Plan.

**16) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location plan	P01		29/08/2013
Block plan	P03	B	21/08/2013
Site plan	P04	B	21/08/2013
Proposed ground floor plans	P05	B	21/08/2013
Proposed first floor plans	P06	A	21/08/2013
Attic and roof plans	P07	A	21/08/2013
Street elevations	P08	A	21/08/2013
Plot 1- west house propose elevations	P11	A	21/08/2013
Plot 2- middle house proposed elevations	P12	A	21/08/2013
Plot 3- east house proposed elevations	P13	A	21/08/2013
Proposed basement Plot 3	P15		21/08/2013

**BH2013/03103**

**21 Bazehill Road Rottingdean Brighton**

Erection of single storey front extension incorporating replacement garage, two storey rear extension with first floor Juliet balconies and a single storey addition with terrace to the rear.

**Applicant:** Mr & Mrs M Gunn

**Officer:** Chris Swain 292178

**Refused on 01/11/13 DELEGATED**

**1) UNI**

From the information provided the proposed raised terrace extension would result in significant overlooking and loss of privacy towards the rear garden and rear elevation of the adjoining property, Nos.19 Bazehill 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).

**2) UNI2**

The adjoined front additions, by reason of scale, design, siting, and form, result in unsympathetic and overly dominant extensions that detract from the original form of the building and significantly harm 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)

**3) UNI3**

The single storey, rear addition, adjoined terrace and associated screening, by reason of design, siting, depth and scale would result in an excessively bulky and visually harmful addition. The resultant property would have an over extended appearance, to the detriment of the 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)

**BH2013/03112**

Report from: 31/10/2013 to: 20/11/2013



## **23 Roedean Crescent Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2011/03863

**Applicant:** Joanna Barrett

**Officer:** Liz Arnold 291709

**Approved on 12/11/13 DELEGATED**

## **BH2013/03126**

### **23 Roedean Crescent Brighton**

Remodelling of existing house incorporating extension at lower ground floor level to front to create garage, creation of external swimming pool and enlargement of front entrance. Erection of two storey side extension at ground and first floor with circular turret. Creation of balcony to front and roof terrace to rear. Alterations to front and rear dormers, revised fenestration and other associated works.

**Applicant:** Joanna Barrett

**Officer:** Liz Arnold 291709

**Refused on 08/11/13 DELEGATED**

#### **1) UNI**

1. The design of the proposal, especially that of the proposed side turret extension, the side hipped roof extension and the proposed alterations to the existing roof of the dwelling results in elements of the development relating poorly to one another and a dwelling that lacks cohesion. The proposal fails to be of a high standard of design and make a positive contribution to the visual quality of the environment. In addition the turret extension would appear as an overly dominant and discordant feature on the property and within the Roedean Crescent street scene. Over the proposal would be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and SPD12 on Design Guide for Extensions and Alterations.

#### **2) UNI2**

The proposal by virtue of the number of front dormer windows and the variation of sizes would dominate the roof form and result in a dwelling with a visually cluttered and complicated front roof slope which would be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12 on Design Guide for Extensions and Alterations.

#### **3) UNI3**

The proposed replacement of the windows within the existing rear dormer window and the replacement of the hanging tiles with render would result in a development which exacerbates the poor design of the dormer window, namely the increase in areas of structure below and to the side of the windows, further adding to the overall bulk. The proposal would be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 on Design Guide for Extensions and Alterations.

#### **4) UNI4**

Due to the lack of detail provided, the applicant has failed to demonstrate the proposed plant room would not be of detriment to the visual amenities of the parent property, the Roedean Crescent street scene and the wider area. As such the proposal is  
contrary to policy QD14 of the Brighton & Hove Local Plan.

## **BH2013/03157**

## **First Floor Flat 9 Beacon Hill Brighton**

Roof alterations incorporating hip to gable roof extension, dormer to the rear and velux balcony to front roof slope.

**Applicant:** Chris Yeomans

**Officer:** Emily Stanbridge 292359

**Refused on 14/11/13 DELEGATED**

### **1) UNI**

The proposed roof alterations form unsympathetic additions to the character and appearance of the host property. The incorporation of a hip to gable roof extension results in the unbalancing of the pair of semi-detached properties (No's 9 and 11). The proposed rear dormer and the proposed front Velux window balcony are too large in size and relate poorly to the elevations below. Therefore these roof alterations form unsympathetic additions. The proposed new side window opening is considered too large in size and creates a visually intrusive addition to the building. Overall the proposed development will have an adverse impact on the character and appearance of the property and to the wider street scene. The proposed development is therefore contrary to policy QD14 within the Brighton & Hove local plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

### **2) UNI2**

The proposed side window to the south elevation will cause adverse levels of over looking and loss of privacy to the occupiers of No.7 Beacon Hill. The location of this window would provide unobstructed views to the rear garden of this neighbouring property. The proposed development is therefore contrary to policy QD27 within the Brighton & Hove local plan (2005).

## **BH2013/03158**

### **32a Bristol Gardens Brighton**

Replacement of existing timber double entrance doors with single timber entrance door.

**Applicant:** Michael Pregar

**Officer:** Emily Stanbridge 292359

**Approved on 15/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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, including 1:20 scale sample elevations and 1:1 scale joinery profiles, of the proposed entrance door and fan light have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **3) UNI**

The 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.*

### **4) UNI**

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

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

Plan Type	Reference	Version	Date Received
OS Map	04		19.09.2013
Block Plan	05		19.09.2013
Existing Plan	01		16.09.2013
Proposed Plans	02	D	01.11.2013
Front door details	03	B	15.11.2013
General Section	04		01.11.2013
Drainage and plumbing plans			01.11.2013

### **BH2013/03159**

#### **32a Bristol Gardens Brighton**

Internal alterations to layout to facilitate creation of additional bedroom and external alteration to replace existing timber double entrance doors to single entrance door.

**Applicant:** Michael Pregar

**Officer:** Emily Stanbridge 292359

**Approved on 15/11/13 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) UNI**

All pipes and services shall be located within the floor or suspended ceiling void unless otherwise approved by 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**

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

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

#### **4) UNI**

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**

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

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

#### **6) UNI**

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling,

corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

**7) UNI**

No works shall take place until full details of the exact location and appearance of any external pipes and vents have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**8) UNI**

No works shall take place until full details, including 1:20 scale sample elevations and 1:1 scale joinery profiles, of the proposed entrance door and fan light 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.*

**9) UNI**

Where walls are removed, the ceiling shall be repaired and made good to match the existing design.

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

**BH2013/03176**

**1 Challoners Close Brighton**

Extension to existing terrace to side elevation.

**Applicant:** Mr Alex Ross

**Officer:** Wayne Nee 292132

**Approved on 15/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	20102.021		19 September 2013

**BH2013/03180****26 Lustrells Crescent Saltdean Brighton**

Creation of dormer to rear.

**Applicant:** Mr & Mrs Graham**Officer:** Sonia Gillam 292265**Refused on 11/11/13 DELEGATED****1) UNI**

The proposed development, by virtue of its size, bulk 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. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Document SPD12: Design guide for extensions and alterations.

**BH2013/03227****Preambles Ovingdean Road Brighton**

Remodelling existing bungalow incorporating 6no rooflights, partial raised ridge, dormers to side and rear with juliet balconies and revised fenestration.

**Applicant:** Mr & Mrs Thomas**Officer:** Sonia Gillam 292265**Approved on 18/11/13 DELEGATED****1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan			15/11/2013
Existing plans, sections and elevations	01		19/09/2013
Proposed plans, sections and elevations	02	C	29/10/2013

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

The render shown on the approved plans shall be smooth and shall be retained as such.

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

**5) UNI**

The rooflights serving the 2 no. bathrooms in the north eastern elevation 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.*

**6) UNI**

The roof tiles hereby approved shall be Sandtoft Britslate 610mm x 305mm in slate grey 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.*

**7) UNI**

The rooflight, which serves the front bedroom, in the north eastern 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.*

**BH2013/03231**

**57 Falmer Road Rottingdean Brighton**

Variation of condition 14 of application BH2011/03204 (Demolition of existing vacant church hall (D1) and construction of 6 no two-storey town houses. Provision of twelve cycle spaces and one car parking space. (Part-retrospective)) to allow for alterations to external boundary treatment incorporating raising of fencing from 1200mm to 1500/1800mm. Variation of condition 1 for dividing fences raised from 1200mm to 1500mm and raised timber decking outside lounge with associated timber balustrade.

**Applicant:** Falmer Road Developments (Sussex) Ltd

**Officer:** Wayne Nee 292132

**Refused on 20/11/13 DELEGATED**

**1) UNI**

The proposed boundary fence, due to its excessive height, siting, material and length, would result in a dominant and incongruous feature which would detract from the open character and cause harm to the appearance of the surrounding area. The timber balustrading, due to the overly ornate design, is also considered to be an inappropriate and incongruous alteration. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2013/03432**

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

Non Material Amendment to BH2012/04048 to the basement car park beneath buildings F1 and F2, including relocation of the car park entrance to the base of the existing ramp, the addition of 8 car park spaces (total of 350) and a revised internal layout for traffic flow within the car park.

**Applicant:** Brunswick Developments Group plc

**Officer:** Maria Seale 292232

**Approved on 08/11/13 DELEGATED**

**BH2013/03439**

**19 Gorham Avenue Rottingdean Brighton**

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

extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 2.2m.

**Applicant:** Mr Robert Fodor

**Officer:** Robin Hodgetts 292366

**Prior approval not required on 14/11/13 DELEGATED**

## **WOODINGDEAN**

### **BH2013/02066**

#### **11 Newells Close Brighton**

Extension of existing rear concrete platform, construction of new rear decking at ground level and replacement fencing.

**Applicant:** Mr Tim Pettitt

**Officer:** Chris Swain 292178

**Approved on 01/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 / fencing to the western boundary has been installed in accordance with the approved drawings. 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
Site Plan			21 June 2013
Block Plan			21 June 2013
Existing layout plan and cross section/ elevation			6 September 2013
Proposed layout plan and cross section/ elevation			2 July 2013
Existing and proposed west boundary			2 July 2013
Existing and proposed east boundary (viewed from the east of the site)			2 July 2013

### **BH2013/02494**

#### **61 Warren Way Brighton**

Loft conversion to create 1no two bedroom flat incorporating dormers with a Juliet balcony and a rooflight to the front elevation and a dormer with a balcony and steps to garden level to the rear elevation. Erection of cycle and bin store in the rear garden.

**Applicant:** Dr Majid Gholami

**Officer:** Wayne Nee 292132

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

### **1) UNI**

The proposed front dormers and balcony, and the large rear dormer with rear balcony structure, by reason of their size, bulk and design, are considered to form unacceptable alterations which would detract from the character and appearance of the existing property, and the wider area. As such, the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, as well as SPD12: Design Guide for Extensions and Alterations.

### **2) UNI2**

The balcony, due to its elevated height and its location close to neighbouring boundaries, would represent an un-neighbourly and overbearing addition for nearby residents resulting in increased overlooking, loss of privacy, and the potential for noise and disturbance. This would be to the detriment of residential amenity; therefore the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2013/03187**

### **40 Crescent Drive South Brighton**

Erection of first floor rear extension.

**Applicant:** Ahmed Abbas

**Officer:** Chris Swain 292178

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

### **1) UNI**

The proposed rear addition, by reason of design, form, siting, depth and scale would result in an excessively bulky and visually harmful addition that relates poorly to the existing building. The resultant property would have an over extended appearance, to the detriment of the character of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

### **2) UNI2**

The proposed window to the side elevation of the proposal at first floor level, by reason of its size and elevated position, would result in significant overlooking and loss of privacy towards the rear elevation and garden of No.36 Crescent Drive South to the detriment of the residential amenity of the occupiers of this dwelling. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

## **BH2013/03293**

### **137 Crescent Drive South Brighton**

Certificate of lawfulness for proposed erection of garages to the rear of the property.

**Applicant:** Mr R Reed

**Officer:** Wayne Nee 292132

**Approved on 19/11/13 DELEGATED**

## **BH2013/03305**

### **68 Crescent Drive South Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2013/01482.

**Applicant:** Miss Lucy Clifton-Sprigg

**Officer:** Andrew Huntley 292321

**Approved on 04/11/13 DELEGATED**

## **BH2013/03519**



## **98 Downs Valley 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 7m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.4m.

**Applicant:** Mr Iain & Mrs Eadin Hunter

**Officer:** Robin Hodgetts 292366

**Prior approval not required on 14/11/13 DELEGATED**

## **BRUNSWICK AND ADELAIDE**

### **BH2012/03945**

#### **Basement Flat 3A 2 - 5 Palmeira Square Hove**

External alterations to basement flat including creation of new separate entrance off basement courtyard with reinstatement of stone steps and iron gates to front elevation, revised fenestration and other associated alterations. Internal alterations to layout and associated works.

**Applicant:** Mr Oliver Maland

**Officer:** Adrian Smith 290478

**Approved on 04/11/13 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 boiler room extract grille received on 10 September 2013 to be located in lightwell 1 as shown on drawing no. 2027 rev.A received on 5 September 2013 shall be painted to match the background wall and shall be retained as such thereafter.

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

#### **3) UNI**

The internal vents to each room shall be implemented in accordance with the samples received on 10 September 2013 and as detailed on drawing no. 207 rev.A received on 5 September 2013.

*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 new internal doors shall match exactly the existing originals detailed D4, D5, D8 & D9 on drawing no.102 rev C received on 6 February 2013.

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

#### **5) UNI**

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

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

#### **6) UNI**

The front door hereby permitted as shown on drawing no.200 rev.E received on 5 September 2013 shall match exactly the adjacent basement level door to the north and shall be retained as such thereafter.

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

#### **7) UNI**

All plasterwork shall be finished to a smooth texture and thereafter retained as

such at all times.

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

**8) 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.*

**9) UNI**

All existing architectural features including staircases, balustrades, windows, clerestory windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features not detailed on the approved drawings shall be retained and repaired where necessary except where otherwise agreed in writing with the Local Planning Authority.

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

**BH2012/03946**

**Basement Flat 3A 2 - 5 Palmeira Square Hove**

External alterations to basement flat including creation of new separate entrance off basement courtyard with reinstatement of stone steps and iron gates to front elevation, revised fenestration and other associated alterations. Internal alterations to layout and associated works.

**Applicant:** Mr Oliver Maland

**Officer:** Adrian Smith 290478

**Approved on 04/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 door hereby permitted as shown on drawing no.200 rev.E received on 5 September 2013 shall match exactly the adjacent basement level door to the north and shall be retained as such thereafter.

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

**3) UNI**

The boiler room extract grille located in lightwell 1 as shown on drawing no. 202 rev.G received on 5 September 2013 shall be painted to match the background wall and shall be retained as such thereafter.

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

**4) UNI**

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

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

**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
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			Received
Existing front elevation and street scene	100	B	17/12/2012
Existing section and block plan	101	B	17/12/2012
Existing floor plan and location plan	102	C	06/02/2013
Existing roof plan	103	B	17/12/2012
Existing rear elevation	104	B	17/12/2012
Proposed front elevation	200	E	05/09/2013
Proposed section	201	E	05/09/2013
Proposed floor plan	202	G	05/09/2013
Proposed roof plan	203	B	04/04/2013
Proposed rear elevation	204	E	05/09/2013
Proposed basement front elevation	205	B	04/04/2013
Proposed door and lightwell sections	206	D	05/09/2013
Proposed extract details	207	A	05/09/2013
Proposed joinery details	208	A	23/09/2013

## 6) UNI

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

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

## **BH2013/02204**

### **Brighton & Hove Progressive Synagogue 6 Lansdowne Road Hove**

Part demolition and rebuild of existing building incorporating retention of front façade with alterations including new window, roof dormer and rooflight.

**Applicant:** Brighton & Hove Progressive Synagogue

**Officer:** Christopher Wright 292097

**Approved on 15/11/13 DELEGATED**

### 1) BH01.01

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

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

### 2) UNI

Notwithstanding the drawings hereby approved, permission is not hereby granted for the removal of the front, street facing façade of the building, including any supporting trusses the removal of which may compromise the structural integrity of the street facing façade of the building.

*Reason: For the avoidance of doubt, in the interests of proper planning and in order to ensure a satisfactory appearance to the development in accordance with policy HE6 of the Brighton & Hove Local Plan.*

### 3) UNI

No development shall take place until full details of all new sun pipes, rooflights and windows (including their reveals and cills), 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 have concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

**4) UNI**

The premises shall be used as a place of worship only, and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area 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 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.*

**6) 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 order to comply with policies HE6, QD2 and QD27 of the Brighton & Hove Local Plan.*

**7) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	ADC568/LP		27 Jun 2013
Block Plan	ADC568/BPA		31 Jul 2013
Ground Floor Plan as Existing	ADC568/01		27 Jun 2013
First Floor Plan as Existing	ADC568/02		27 Jun 2013
Roof Plan as Existing	ADC568/03	A	20 Aug 2013
Existing Section and Front Elevation	ADC568/04	C	17 Sep 2013
Existing Rear and Side Elevations as Existing	ADC568/05		27 Jun 2013
Proposed Ground Floor Plan	ADC568/06	C	17 Sep 2013
Proposed First Floor Plan	ADC568/07	C	17 Sep 2013
Proposed Roof Plan	ADC568/08	C	17 Sep 2013
Section B-B	ADC568/11	C	17 Sep 2013
Section 2a	BHPS18	A	17 Sep 2013
Section 2	BHPS19	A	17 Sep 2013
Rear Elevation as Proposed	BHPS19	BB	17 Sep 2013

Lansdowne Road Elevation	BHPS20	AA	17 Sep 2013
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### 8) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.  
*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

### **BH2013/02520**

#### **Flats 1 & 2 56 Brunswick Road Hove**

Certificate of lawfulness for proposed conversion of lower ground and ground floor flats into single residential unit.

**Applicant:** Mr & Mrs Neil & Claire Hutchinson

**Officer:** Jason Hawkes 292153

**Approved on 07/11/13 DELEGATED**

### **BH2013/02521**

#### **Flats 1 & 2 56 Brunswick Road Hove**

Internal alterations to layout of lower ground floor and ground floor flats to facilitate conversion into a single residential unit. Replacement of existing single glazed timber sash windows with double glazed timber sash windows to South and East elevations.

**Applicant:** Mr Neil & Claire Hutchinson

**Officer:** Jason Hawkes 292153

**Approved on 31/10/13 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 large scale details of the proposed meeting rails and glazing bars of the replacement windows have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **3) UNI**

No works shall take place until details of the proposed ground floor fireplace have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **4) UNI**

Notwithstanding the submitted details, no works shall take place until amended details of the basement doors have been submitted to and approved in writing by the Local Planning Authority. The design of the doors should include simple recessed panels with plain square rebates. The works shall be implemented in strict accordance with the agreed details and thereafter maintained as such.

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

**BH2013/02522****Flat 2 56 Brunswick Road Hove, East Sussex**

Replacement of existing single glazed timber sash windows with double glazed timber sash windows to South and East elevations.

**Applicant:** Mr Neil & Claire Hutchinson

**Officer:** Jason Hawkes 292153

**Approved on 04/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 large scale details of the proposed meeting rails and glazing bars of the replacement windows have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: 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**

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

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

Plan Type	Reference	Version	Date Received
Site & Block Plans	102-PA-001		24th July 2013
Existing Lower Ground & Ground Floor Plans	102-PA-005	B	24th July 2013
Existing Section east & South Elevation	102-PA-006	A	24th July 2013
Demolition Plans	102-PA-008		24th July 2013
Proposed Lower Ground & Ground Floor Plans	102-PA-010	C	24th July 2013
Proposed Section & East Elevation	102-PA-011	B	24th July 2013
Proposed Sash Window Details W003	102-PA-028	B	24th July 2013
Proposed Sash Window Details W004	102-PA-029		24th July 2013
Slimlite Window Details			24th July 2013

**BH2013/02788****65 Waterloo Street Hove**

Reconstruction of bay structure to front elevation incorporating replacement of single glazed timber bay windows with double glazed timber windows. Recovering of pitched roof with natural slate and flat roof with felt and replacement of felt lined gutters with lead.

**Applicant:** Six At Sixty-Five limited

**Officer:** Clare Simpson 292454

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

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 elevation shall match in colour and texture those of the existing building.

*Reason: To ensure a satisfactory finish to the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan	W168PC/FP/0 1		13th August 2013
Block plan	W168PC/FP/0 2		13th August 2013
Existing and proposed front elevation	W168PC/FP/0 3	A	11th October 2013
Existing and proposed part plans	W168PC/FP/0 4	A	11th October 2013
Existing 1st Floor sash	W168PC/FP/0 5	A	11th October 2013
Proposed 1st floor Sash	W168PC/FP/0 6	A	11th October 2013
Existing 2nd Floor Sash	W168PC/FP/0 7	A	11th October 2013
Proposed 2nd Floor Sash	W168PC/FP/0 8	A	11th October 2013
Existing 3rd Floor Sash	W168PC/FP/0 9	A	11th October 2013
Proposed 3rd Floor Sash	W168PC/FP/1 0	A	11th October 2013
Existing and Proposed roof plan	W168PC/FP/1 1		27 August 2013

**BH2013/02949**

**59 York Road Hove**

Removal of rear fire escape and installation of Juliet balcony to fourth floor door.

**Applicant:** Southern Housing Group

**Officer:** Mark Thomas 292336

**Approved on 08/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Notwithstanding the submitted drawings, the balustrade to the proposed Juliet balcony shall be of metal construction with a painted black finish. No development shall take place until full details of the balustrade, including large scale (1:5 or larger) elevational drawings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	3421/00		27th August 2013
Existing floor plans	3421/01		27th August 2013
Existing floor plans	3421/02		27th August 2013
Existing and proposed elevations	3421/03		27th August 2013

**BH2013/03070**

**18 Farm Road Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2013/02027.

**Applicant:** Mr & Mrs Warner

**Officer:** Mark Thomas 292336

**Approved on 04/11/13 DELEGATED**

**BH2013/03072**

**17A Western Street Brighton**

Installation of railings and gate to front elevation.

**Applicant:** Mr Robert Beveridge

**Officer:** Mark Thomas 292336

**Approved on 08/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No development shall take place until full details of the railings and gate hereby permitted, including large scale (1:5 or larger) elevational drawings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan			13th September 2013
Existing and proposed drawings			13th September 2013

**BH2013/03110**

Report from: 31/10/2013 to: 20/11/2013



### **30 Brunswick Place Hove**

Internal works to install steel beams within roof space to support chimney stack.

**Applicant:** Pepper Fox Ltd

**Officer:** Steven Lewis 290480

**Approved on 15/11/13 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) UNI**

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing. Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

### **BH2013/03199**

#### **8 Adelaide Crescent Hove**

External alterations including removal of existing fire escape balustrading to first, second and third floors to the rear elevation and replacement of basement UPVC patio doors with aluminium sliding folding doors to the rear.

**Applicant:** Graham Nicholas

**Officer:** Robin Hodgetts 292366

**Approved on 14/11/13 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) UNI**

Any damage to the renderwork of the rear elevation following the removal of the fire escape shall be made good and the repaired areas shall match in material, colour, style, bonding and texture those of the existing building.

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

### **BH2013/03200**

#### **8 Adelaide Crescent Hove**

Removal of existing fire escape balustrading to first, second and third floors to the rear elevation and replacement of basement UPVC patio doors with aluminium sliding folding doors to the rear.

**Applicant:** Graham Nicholas

**Officer:** Robin Hodgetts 292366

**Approved on 14/11/13 DELEGATED**

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

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

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

#### **2) UNI**

Any damage to the renderwork of the rear elevation following the removal of the fire escape shall be made good and the repaired areas shall match in material, colour, style, bonding and texture those of the existing building.

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

### **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	3455.EXG.01	A	23/09/13
Proposed plans and elevations	3455.PL.01		17/09/13
Existing and proposed elevations	3455.PL.03		23/09/13
Door detailing			21/10/13

### **BH2013/03212**

#### **Upper Floors 28-29 Western Road Hove**

Prior approval for change of use from offices (B1) to residential (C3) to form 9no residential units.

**Applicant:** HR Developments Ltd

**Officer:** Christopher Wright 292097

**Prior Approval is required and is refused on 12/11/13 DELEGATED**

### **1) UNI**

The proposed conversion would lead to a material increase and a material change in the character of traffic in the vicinity of the site for which the applicant has not submitted details of any mitigating measures. Prior Approval is therefore required and Refused in accordance with the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 3, paragraphs N(3) and N(7).

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Location Plan	ADC287/LP		17 Sep 2013
Plans As Existing	ADC287/11		17 Sep 2013
Ground & First Floor	ADC287/12		17 Sep 2013
Second & Third Floor	ADC287/13		17 Sep 2013

### **CENTRAL HOVE**

### **BH2013/02526**

#### **Second Floor 10 Grand Avenue Hove**

Replacement of existing timber frame window with timber frame French doors. Creation of balcony with canopy and balustrade to south elevation.

**Applicant:** Mr Peter Papanichola

**Officer:** Wayne Nee 292132

**Refused on 06/11/13 DELEGATED**

### **1) UNI**

The proposed elongated opening, balcony balustrade and canopy would strongly contrast with the plain detail of the upper floors of this group of listed buildings, and would detract from the horizontal emphasis of the property. The proposal would have a significantly harmful impact on the architectural and historic

character and appearance of the building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 09: Architectural Features.

**BH2013/02527**

**Second Floor 10 Grand Avenue Hove**

Replacement of existing timber frame window with timber frame French doors. Creation of balcony with canopy and balustrade to south elevation.

**Applicant:** Mr Peter Papanichola

**Officer:** Wayne Nee 292132

**Refused on 07/11/13 DELEGATED**

**1) UNI**

The proposed elongated opening, balcony balustrade and canopy would strongly contrast with the plain detail of the upper floors of this group of listed buildings, and would detract from the horizontal emphasis of the property. The proposal would have a significantly harmful impact on the architectural and historic character and appearance of the building as well as The Avenues Conservation Area. The proposal is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09: Architectural Features.

**BH2013/02887**

**Flat 4 53 Sackville Road Hove**

Replacement of existing windows with UPVC double glazed windows to rear elevation.

**Applicant:** Miss Vera Austermann

**Officer:** Helen Hobbs 293335

**Approved on 01/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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			6th September 2013
Proposed windows			21st August 2013

**BH2013/02945**

**Flats 1-6 74 Clarendon Villas Hove**

Removal of existing fire escape, re-handing of French doors to open inwards and installation of Juliette balconies to the rear elevation.

**Applicant:** Southern Housing Group

**Officer:** Emily Stanbridge 292359

**Approved on 08/11/13 DELEGATED**

**1) BH01.01**

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

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

*unimplemented permissions.*

## **2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plans	3416/00		27.08.2013
Existing floor plans (sheet 1 of 2)	3416/01	A	03.09.2013
Existing floor plans (sheet 2 of 2)	3416/02	A	03.09.2013
Proposed floor plans (sheet 1 of 2)	3416/04		03.09.2013
Proposed floor plans (sheet 2 of 2)	3416/05		03.09.2013
Proposed elevations (sheet 1 of 2)	3416/06		03.09.2013
Proposed elevations (sheet 2 of 2)	3416/07		03.09.2013
Existing and proposed elevations	3416/03	A	03.09.2013
Juliet balconies brochure			27.08.2013

## **3) UNI**

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

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

### **BH2013/02953**

#### **4 Vallance Gardens Hove**

Replacement of existing porch with pitched roof porch and replacement of existing windows with timber sash windows on front elevation.

**Applicant:** Care Management Ltd

**Officer:** Helen Hobbs 293335

**Approved on 31/10/13 DELEGATED**

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

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

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

#### **2) UNI**

Notwithstanding the submitted plans, no development shall take place until full details of all new sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

#### **3) UNI**

No development shall take place until full details of the porch doors including 1:20

scale elevational drawings have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

#### **4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan	OS PLAN		27th August 2013
Proposed plan and elevations	02	C	5th September 2013
Existing plan and elevation	01		27th August 2013

#### **5) UNI**

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

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

### **BH2013/03010**

#### **146a Church Road Hove**

Change of use at first and second floors from financial offices (A2) to language school (D1).

**Applicant:** ULUK Ltd

**Officer:** Clare Simpson 292454

**Approved on 01/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 and second floors shall be used as a language school only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1897 (or in any provision equivalent to that Class in any statutory instrument revoking and reacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Within 3 months of the occupation of the development hereby approved a detailed Travel Plan that sets out a package of measures tailored to the needs of the site aimed at promoting sustainable transport choices by visitors, staff, deliveries and parking management for the development shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include as a minimum the following initiatives and commitments:

- I. Promote and enable increased use of walking, cycling, public transport use, car sharing, car clubs as alternatives to sole car use;
- II. A commitment to reduce carbon emissions associate with staff and student

car use;

III. Increase awareness of and improve road safety and personal security;

IV. Undertake dialogue and consultation with adjacent and neighbouring premises;

V. Identify targets focused on reductions in the levels of business, staff and student car use;

VI. Identify a monitoring framework, which shall include a commitment to undertake an annual student and staff travel survey utilising iTrace Travel Plan monitoring software, for a least five years, or until such time as the targets identified by (V) above are met, to enable the Travel Plan to be reviewed and updated as appropriate;

VII. Following the survey, an annual review shall be submitted to the Local Planning Authority to update on progress towards meeting the targets

VIII. Identify a nominated member of staff or post to act as Travel Plan Co-ordinator and to become an individual contact for the Local Planning Authority relating to the travel plan;

IX. Identify a monitoring framework which shall include a commitment to undertake an annual staff and student travel

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with 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	100	B	11th October 2013
Existing First and Second Floor	101	A	2nd September 2013
Existing ground floor plan	102	A	2nd September 2013

### **BH2013/03032**

#### **Flat 5 Ventnor Lodge Ventnor Villas Hove**

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

**Applicant:** Mr Richard Fitzpatrick

**Officer:** Helen Hobbs 293335

**Approved on 05/11/13 DELEGATED**

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

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

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

#### **2) UNI**

The hereby approved replacement windows shall match the colour and glazing pattern and thickness of the existing windows.

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

#### **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			2nd September 2013
Window specification			10th September 2013

**BH2013/03038**

**93 Church Road Hove**

Erection of rear extension to the first floor to provide additional staff accommodation.

**Applicant:** Ganges Brasserie

**Officer:** Helen Hobbs 293335

**Refused on 05/11/13 DELEGATED**

**1) UNI**

The proposed extension in conjunction with the existing extension, by reason of their combined height, depth and design, would poorly relate to the existing property, and would result in a overdeveloped and incongruous appearance to the detriment of the character and appearance of the existing property and surrounding conservation area. The proposal is therefore contrary to policy HE6 & QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed relocation of the existing flue, due to its size and appearance, would increase its prominence and form an incongruous and unsightly feature to the detriment of the character and appearance of the existing property and surrounding conservation area. The proposal is therefore contrary to policy HE6 & QD14 of the Brighton & Hove Local Plan.

**3) UNI3**

Insufficient information has been submitted regarding the potential noise and odours impacts of the relocated flue on adjoining residential properties, including the additional accommodation within the proposed extension. The scheme is therefore contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

**BH2013/03073**

**Second Floor 10 Grand Avenue Hove**

Internal alterations to layout of flat and associated works (Part Retrospective).

**Applicant:** Mr Peter Papanichola

**Officer:** Wayne Nee 292132

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

**1) UNI**

No development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including 1:1 joinery sectional profiles of all new joinery work including new doors, architraves, and skirting boards. The works shall be carried out and completed in their entirety fully in accordance with the approved 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.*

**BH2013/03094**

**105 Church Road Hove**

Demolition of rear ancillary storage area and erection of single storey extension

to accommodate Estate Agents (A2).

**Applicant:** Property Plus Lettings

**Officer:** Mark Thomas 292336

**Refused on 05/11/13 DELEGATED**

**1) UNI**

The proposal to construct a shopfront to the side elevation facing Norton Road would significantly detract from the special historic and architectural character of the Listed Building. There is no historic evidence of an active frontage in this location, and the proposed shopfront is, nonetheless, inappropriately detailed. The proposed development, as such, is not considered to sustain or enhance the significance of the listed building. Furthermore, the proposals would appear incongruous in this location, failing to respect the character of Norton Road which features no active retail frontages. For these reasons the proposed development would be contrary to policies HE1, HE6 and QD14 of the Brighton & Hove Local Plan.

**BH2013/03137**

**105 Church Road Hove**

Demolition of rear ancillary storage area and erection of single storey extension.

**Applicant:** Property Plus Lettings

**Officer:** Mark Thomas 292336

**Refused on 07/11/13 DELEGATED**

**1) UNI**

The proposal to construct a shopfront to the side elevation facing Norton Road would significantly detract from the special historic and architectural character of the Listed Building. There is no historic evidence of an active frontage in this location, and the proposed shopfront is, nonetheless, inappropriately detailed. The proposed development, as such, is not considered to sustain or enhance the significance of the listed building. For these reasons the proposed development would be contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2013/03219**

**Flat 30 Bath Court Kings Esplanade Hove**

Replacement of existing windows and doors with UPVC windows and doors.

**Applicant:** Mr Ian Bushe

**Officer:** Steven Lewis 290480

**Approved on 19/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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			02/10/2013
Photographs			18/09/2013
Urban Window Ltd Schedule			18/09/2013
Urban Window Specification			18/09/2013
CWG Brochure			03/10/2013



**BH2013/03223****Flat 29 Bath Court Kings Esplanade Hove**

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

**Applicant:** Mr Michael Cranfield

**Officer:** Steven Lewis 290480

**Approved on 19/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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			02/10/2013
Photograph			18/09/2013
Urban Window Ltd Schedule			18/09/2013
Urban Window Specification			18/09/2013
CWG Brochure			03/10/2013

**BH2013/03260****Flat 34 4 Grand Avenue Hove**

Replacement of existing single glazed crittall windows with double glazed crittall windows.

**Applicant:** Margaret Prosser

**Officer:** Clare Simpson 292454

**Approved on 18/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 window elevations (living room west facing)	1182013/04		29th October 2013
Existing window elevation (bed room west facing)	1182013/05		29th October 2013
Proposed window elevations (living room/ dining room west facing)	1182013/02		23rd September 2013
Proposed window elevation (bedroom and west facing)	1182013/03		23rd September 2013
Proposed window details	1182013/04		23rd September

sections and plans			2013
Site Location Plan and Block Plan			23rd September 2013

**BH2013/03262**

**Flat 42 4 Grand Avenue Hove**

Replacement of existing single glazed crittall windows and doors with double glazed crittall windows and doors.

**Applicant:** Mrs Alida Steinfield

**Officer:** Clare Simpson 292454

**Approved on 18/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 window elevations (living room west and south facing)	1192013/04		29th October 2013
Existing window elevations (living dining room west facing)	1192013/05		29th October 2013
Proposed window elevations (living room west and south facing)	1192013/02		23rd September 2013
Proposed window/ door elevations (living room/dining room and west facing)	1192013/03		23rd September 2013
Proposed window details sections and plans	1192013/04		23rd September 2013
Site Location Plan and Block Plan			23rd September 2013

**BH2013/03263**

**Flat 42 4 Grand Avenue Hove**

Replacement of existing single glazed crittall windows and doors with double glazed crittall windows and doors.

**Applicant:** Mrs Alida Steinfield

**Officer:** Clare Simpson 292454

**Approved on 18/11/13 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 windows and doors including, the opening mechanism, 1:20 scale sample elevations and

1:1 scale joinery profiles and sections have been submitted to and approved in writing by the Local Planning Authority. The replacement windows and doors hereby approved shall be double glazed painted Crittall and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2013/03264**

**Flat 34 4 Grand Avenue Hove**

Replacement of existing single glazed crittall windows with double glazed crittall windows.

**Applicant:** Margaret Prosser

**Officer:** Clare Simpson 292454

**Approved on 18/11/13 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 windows and doors including, the opening mechanism, 1:20 scale sample elevations and 1:1 scale joinery profiles and sections have been submitted to and approved in writing by the Local Planning Authority. The replacement windows and doors hereby approved shall be double glazed painted Crittall and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**GOLDSMID**

**BH2013/01876**

**Wavertree House Somerhill Road Hove**

Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application BH2013/00417.

**Applicant:** RNIB

**Officer:** Paul Vidler 292192

**Approved on 12/11/13 DELEGATED**

**BH2013/02579**

**20 Cambridge Mews Cambridge Grove Hove**

Erection of single storey rear extension.

**Applicant:** Mrs Zahra

**Officer:** Adrian Smith 290478

**Approved on 18/11/13 DELEGATED**

**1) BH01.01**

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

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

*unimplemented permissions.*

**2) UNI**

The windows in the south side elevation of the development hereby permitted shall be obscure glazed and non-opening and thereafter permanently retained as such.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with 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			16/08/2013
Block plan			16/08/2013
Existing and proposed plans and elevations	2811/001	B	11/11/2013

**BH2013/02592**

**36 Shirley Street Hove**

Certificate of lawfulness for proposed loft conversion incorporating 2no dormers to the rear and 3no rooflights to the front.

**Applicant:** Helen Rowan

**Officer:** Clare Simpson 292454

**Approved on 12/11/13 DELEGATED**

**BH2013/02770**

**Flat 1 & 2 The Galleries 52 Palmeira Avenue Hove**

Erection of extensions to 2no penthouse flats.

**Applicant:** Mr & Mrs Jones

**Officer:** Steven Lewis 290480

**Approved on 31/10/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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			16/08/2013
Block Plan			30/10/2013
General arrangement	21701-03/EX0 1		30/10/2013

Existing general arrangement	21701-03/EX0 2		30/10/2013
Existing west elevation	21701-03-EX0 3		30/10/2013
Existing south elevation	21701-03/Ex0 4		30/10/2013
Existing East elevation	21701-03/Ex0 6		30/10/2013
Existing north elevation	21701-03/EX0 7		30/10/2013
Proposed Roof Plan	21701-03/Ex0 7		30/10/2013
Existing Roof Plan	21701-03/Ex0 8		30/10/2013
Proposed general arrangement	21701-03/Pr01		30/10/2013
Proposed general arrangement 2	21701-03/Pr02		30/10/2013
West Extension Proposal	21701-03/Pr03		30/10/2013
South elevation Proposed	21701-03/Pr04		30/10/2013
East elevation proposed	21701-03/Pr05		30/10/2013
North elevation proposed	21701-03/Pr06		30/10/2013

### **BH2013/02856**

#### **27 Ferndale Road Hove**

Erection of timber fence to adjacent alleyway. (Retrospective)

**Applicant:** Francisco Rivas

**Officer:** Helen Hobbs 293335

**Refused on 18/11/13 DELEGATED**

#### **1) UNI**

The fence panel positioned on the front boundary, due to its height and positioning results in a dominant and incongruous feature which would detract from the character and appearance of the area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2013/03037**

#### **Ground Floor 9 Caburn Road Hove**

Replacement of 3no existing timber windows to front and side with double glazed UPVC windows.

**Applicant:** Mr Peter Webb

**Officer:** Mark Thomas 292336

**Refused on 07/11/13 DELEGATED**

#### **1) UNI**

The proposal to replace the timber front bay windows with UPVC casement units would introduce an incongruous material, thicker frame profile and uncharacteristic method of opening to the front elevation, detracting from the uniformity and cohesion of the front elevation and the wider street scene. For the reasons outlined, the proposed development would have a significantly detrimental impact on the character and appearance of the recipient property and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD 12: Design guide for extensions and alterations.

### **BH2013/03111**

## 92 Lyndhurst Road Hove

Loft conversion incorporating front rooflights, dormer and roof terrace to rear to create 1no studio flat.

**Applicant:** Clifton Properties Ltd

**Officer:** Clare Simpson 292454

**Refused on 06/11/13 DELEGATED**

### 1) UNI

The development would form a studio with very cramped living conditions, restricted floor areas, low ceilings, and little circulation or storage space. The accommodation would be oppressive and result in a sense of enclosure for future occupiers. As such the development would not provide for a satisfactory standard of living accommodation and would be detrimental to the amenity of future occupiers. The development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

### 2) UNI2

The proposed roof terrace would cut out a section of the existing outrigger roof which would result in a harmful change to the original roof profile. The works would result in an incongruous roof form which fails to respect the features of the property and which would in turn harm the character and appearance of the rear of the property. The works would also be detrimental to character of the wider area by changing a roof form which unites the property with its neighbours. The development would be contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

## **BH2013/03132**

### Flat 4 21 Davigdor Road Hove

Replacement of existing timber windows with double glazed UPVC windows.

**Applicant:** Dr Ashok Jansari

**Officer:** Mark Thomas 292336

**Approved on 12/11/13 DELEGATED**

### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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		A	17th September 2013
Annotated photographs B-D			10th September 2013
Proposed windows elevations E-G			10th September 2013
Sectional drawings H-J			10th September 2013

## **BH2013/03133**

### 2 Highdown Road Hove

Certificate of lawfulness for proposed roof extension with mansard roof and other

Report from: 31/10/2013 to: 20/11/2013

associated alterations.

**Applicant:** Ms Shirley Waldron

**Officer:** Helen Hobbs 293335

**Refused on 15/11/13 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, as the proposed extension would have eaves that would exceed the height of the existing eaves of the dwellinghouse, it would have more than one storey and would extend from the rear of the dwellinghouse by more than 3m and would be within 7m of the boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse, would be within 2m of the boundary of the site and the eaves would be greater than 3m in height and the enlarged part would have more than one storey and the roof pitch would not be the same as the roof pitch of the original dwellinghouse.

**BH2013/03151**

**Pavilion Cafe St Anns Well Gardens Somerhill Road Hove**

Erection of single storey extensions to front and rear.

**Applicant:** Natalie Hall

**Officer:** Liz Arnold 291709

**Approved on 20/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

No development or other operations shall commence on the site until a scheme which provides for the retention and protection of trees in close proximity to the rear of the café 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.

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

**3) UNI**

The external elevations of the hereby approved extensions shall match the external finishes in material, colour, style, bonding and texture of the existing building.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Front and Rear Extensions	PBP0010/01	Rev. A	11th November 2013
Proposed Sectional Elevation	PBP0010/02	Rev. A	11th November 2013
Site Location Plan	PBP0010/03	Rev. A	11th November

			2013
Block Plan	PBP0010/04	Rev. A	11th November 2013

**BH2013/03170**

**Cox & Barnard Ltd 56 Livingstone Road Hove**

Certificate of lawfulness for existing use of property as a sui generis mixed use of light industrial and offices (B1) with retail (A1) and storage (B8).

**Applicant:** T Hawkins

**Officer:** Liz Arnold 291709

**Refused on 14/11/13 DELEGATED**

**1) UNI**

Insufficient evidence has been provided to demonstrate that the property has been operating as a (sui generis) mixed use of light industrial and offices (B1) with retail (A1) and storage (B8) for a period of at least ten continuous years.

**BH2013/03174**

**Flat 1 8 Selborne Place Hove**

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

**Applicant:** Jane Eleini

**Officer:** Helen Hobbs 293335

**Refused on 14/11/13 DELEGATED**

**1) UNI**

The proposed replacement windows to the rear elevation, due to their materials and frame thickness, would form inappropriate alteration that would appear incongruous and out of keeping with the adjoining properties in the terrace, to the detriment of the character and appearance of the existing property, street scene and surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Documents 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

**BH2013/03193**

**26 Shirley Street Hove**

Erection of single storey rear extension.

**Applicant:** Jude Archard

**Officer:** Helen Hobbs 293335

**Approved on 12/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 details			17th September 2013
Proposed plan			17th September 2013



### **3) UNI**

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

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

### **BH2013/03273**

#### **26 Shirley Street Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 2.7m, and for which the height of the eaves would be 2.7m.

**Applicant:** Judith Archard

**Officer:** Helen Hobbs 293335

**Prior approval not required on 01/11/13 DELEGATED**

### **HANGLETON & KNOLL**

### **BH2013/03125**

#### **The Bungalow 11 Hangleton Lane Hove**

Erection of single storey front, side and rear extensions incorporating associated roof alterations.

**Applicant:** Mr Jerjes Philips

**Officer:** Adrian Smith 290478

**Approved on 07/11/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 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.*

#### **3) 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.*

#### **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 site plan	11HL.01		11/09/2013
Existing block plan	11HL.02		11/09/2013
Proposed block plan	11HL.03 11HL.04		11/09/2013
Existing plans and elevations	11HL.06 11HL.07		11/09/2013
Proposed plans and elevations	11HL.10 11HL.11 11HL.12		11/09/2013

### 5) UNI

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

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

### **BH2013/03160**

#### **188 Hangleton Valley Drive Hove**

Erection of part single storey, part two storey front and side extension and associated works.

**Applicant:** Mr Kamal Patel

**Officer:** Mark Thomas 292336

**Refused on 15/11/13 DELEGATED**

### 1) UNI

The proposed two storey extension would relate poorly to the recipient property, failing to respect its original plan; its form, including its roof form; or its detailing, in particular the placement of windows on the rear elevation. Further, the proposed front extension would have a continuous front building line which would relate poorly to the proposal to step the side extension back from the front elevation of the host property. By virtue of its form and height, the proposed front extension would obscure the set-back of the side extension from the front elevation of the main house. This detail would further compound the lack of visual subservience of the extension to the recipient property. As such, the proposed extension would appear as an unsympathetic addition, causing significant harm to the character and appearance of the property and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

### **BH2013/03241**

#### **63 Gleton Avenue Hove**

Erection of single storey extensions to front and rear.

**Applicant:** Mr B Wakeford

**Officer:** Steven Lewis 290480

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

### 1) BH01.01

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

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

*unimplemented permissions.*

## **2) BH03.03**

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

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

## **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Proposed Extensions	3/867/01	A	02/11/2013
Site Plan			23/09/2013
Block Plan			23/09/2013
Sandtoft Roof tile Specification			02/11/2013

## **BH2013/03355**

### **18 Tudor Close Hove**

Erection of single storey rear extension to replace existing.

**Applicant:** Mr & Mrs James and Carol Mullineux

**Officer:** Emily Stanbridge 292359

**Approved on 18/11/13 DELEGATED**

## **1) BH01.01**

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

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

## **2) UNI**

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

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

## **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Block and site location plans	TA 723/ 01	A	01.10.2013
Existing Zara survey	TA 723/ 02		01.10.2013
Existing Zara street scene	TA 723/ 03		01.10.2013
Existing ground floor plan	TA 723/ 04	A	01.10.2013
Existing first floor plan	TA 723/ 05		01.10.2013
Existing front & side elevations	TA 723/ 06		01.10.2013
Existing rear elevation	TA 723/ 07		01.10.2013
Existing section	TA 723/ 08		01.10.2013

Proposed ground floor plan	TA 723/ 40		01.10.2013
Proposed first floor plan	TA 723/ 41		01.10.2013
Proposed front and side elevations	TA 723/ 42		01.10.2013
Proposed rear elevation	TA 723/ 43		01.10.2013
Proposed section	TA 723/ 44		01.10.2013

## **NORTH PORTSLADE**

### **BH2013/02869**

#### **Southern Water Supply Works Mile Oak Road Portslade**

Installation of equipment kiosk.

**Applicant:** Southern Water Services Ltd

**Officer:** Helen Hobbs 293335

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

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

The development hereby permitted shall be commenced before the expiration of 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	A/520383.080 00	A	20th August 2013
Site plan	A/520383.080 01	A	20th August 2013
GRP Kiosk	A/520383.080 03 A/520383.080 02	A	20th August 2013
Site elevation	A/520383.080 03	A	20th August 2013
Site location plan	A/520383.080 04	A	20th August 2013

### **BH2013/03077**

#### **Former Car Park & Driveway Rowan House Rowan Close Brighton**

Outline application for erection of 4no semi-detached houses.

**Applicant:** Rowan Close Limited

**Officer:** Adrian Smith 290478

**Refused on 06/11/13 DELEGATED**

#### **1) UNI**

The proposed development, by virtue of the site layout and the proximity of the proposed semi-detached pairs to each other and adjacent properties, and the limited pedestrian-only access to the rear houses, represents a cramped form of development out of keeping with the surrounding area. The proposed development is therefore considered to represent an overdevelopment of the site contrary to policies QD1, QD2 & QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development, by virtue of its cramped layout, would have an

overbearing impact for future residents resulting in a significant loss of outlook and privacy and a poor overall standard of accommodation, contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed development, by virtue of its cramped layout, would have an overbearing impact on adjacent occupiers resulting in a significant loss of outlook and privacy, contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2013/03143**

**29 Stanley Avenue Portslade**

Roof alterations including hip to gable roof extensions, rear dormer and front rooflights.

**Applicant:** Mr & Mrs Hobden

**Officer:** Liz Arnold 291709

**Refused on 07/11/13 DELEGATED**

**1) UNI**

The proposed rear dormer window, by virtue of its excessive size and design, which includes large areas of cladding, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property and the wider area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

**2) UNI2**

The insertion of three rooflights within the front roofslope of the dwelling in conjunction with the existing front dormer window and gable end front roof form would result in visual clutter to the front of the property to the detriment of the character and appearance of the host property, the Stanley Avenue street scene and the wider area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

**BH2013/03297**

**1 The Crossway Portslade**

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

**Applicant:** Portslade by Sea Investments

**Officer:** Christopher Wright 292097

**Prior approval not required on 18/11/13 DELEGATED**

**SOUTH PORTSLADE**

**BH2013/01350**

**221 Old Shoreham Road Portslade**

Erection of single storey side extension to children's nursery and increase number of children from 26 to 46.

**Applicant:** Footsteps Day Nursery

**Officer:** Christopher Wright 292097

**Approved on 18/11/13 DELEGATED**

**1) UNI**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	FSDN/14		30 Apr 2013
Proposed Plans and Elevations	FSDN/15		30 Apr 2013

### **3) UNI**

At any one time, no more than 46 children shall attend the extended children's nursery hereby permitted.

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

### **4) UNI**

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

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

### **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) 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

*(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.*

#### **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**

The development hereby permitted shall not be occupied until a Travel Plan that sets out a package of measures tailored to the needs of the site aimed at promoting sustainable transport choices by visitors, staff, deliveries and parking management for the development has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall 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;
- (iii) Increase awareness of and improve road safety and personal security;
- (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses;
- (v) Identify targets focused on reductions in the level of car use;
- (vi) Identify a monitoring framework to enable the Travel Plan to be reviewed and updated as appropriate;
- (vii) Following an annual 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;
- (ix) Provide details of arrangements to ensure the safe pick up and drop off of children.

*Reason: To ensure the promotion of sustainable forms of travel by means other than the private motor vehicles and comply with policies TR1 and TR4 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**

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.*

### **BH2013/02705**

#### **Portslade Community College Lower School Mile Oak Road Portslade**

Provision of temporary car parking for 20 cars over 3 years.

**Applicant:** Chloe DeBanks-Hirst

**Officer:** Jason Hawkes 292153

**Approved on 04/11/13 DELEGATED**

#### **1) UNI**

The permission hereby granted shall be for a temporary period only, expiry on or before 31st October 2016.

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

#### **2) UNI**

The temporary car park hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 31st October 2016 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

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

#### **3) UNI**

The car park hereby permitted shall not be operational except between the hours of 07:00 and 21:00 on Mondays to Fridays and 09:00 and 21:00 on Saturdays, Sunday, 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.*

#### **4) UNI**

Within one of the date of this permission, details for the enclosure of the temporary car parking area with a boundary treatment shall be submitted for the approval of the Local Planning Authority. The scheme shall protect the root protection zone of the adjacent trees and shall be implemented in accordance with the approved scheme. The boundary treatment shall be maintained throughout the duration of the use of the car park and shall be removed and the land restored to its condition immediately prior to the development authorised by this permission.

*Reason: To ensure the protection of the adjacent trees and in accordance with policy QD16 of the Brighton & Hove Local Plan.*

#### **5) UNI**

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



approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan			7th August 2013
Site Plan	1184/P/100	A	7th August 2013

**BH2013/02789**

**Portslade Community College Lower School Mile Oak Road Portslade**

Application for approval of details reserved by conditions 4 and 5 of application BH2013/01620.

**Applicant:** Chloe DeBanks-Hirst

**Officer:** Jason Hawkes 292153

**Split Decision on 01/11/13 DELEGATED**

**1) UNI**

The Travel Plan submitted lacks sufficient information and has not been formally adopted by the school. The details submitted are therefore deemed insufficient and the requirements of condition 4 have not been satisfied.

**BH2013/02919**

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

Conversion of existing commercial units (B1/B8) to 2no two bedroom cottages (C3).

**Applicant:** Spear Developments Ltd

**Officer:** Jason Hawkes 292153

**Approved on 14/11/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

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

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

**4) UNI**

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

retained for use at all times.

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

#### **5) UNI**

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

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

#### **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**

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

#### **8) 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.*

#### **9) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan	32881/4	A	21st August 2013
Site Plan	32881/11		21st August 2013
Proposed Cottages	32881/9	C	13th November 2013
Existing Details	32881/10		21st August 2013

#### **10) UNI**

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

#### **BH2013/03081**

##### **5 Benfield Way Portslade**

Erection of two storey rear extension replacing existing conservatory and pitched roof front porch replacing existing porch.

**Applicant:** Mr John Harding

**Officer:** Andrew Huntley 292321

**Refused on 04/11/13 DELEGATED**

#### **1) UNI**

The proposed rear extension, by virtue of its depth, height and size, would result in visually bulky addition, poorly related to the existing dwelling. As a result, the proposal would be detrimental to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies contrary to Policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

#### **BH2013/03092**

##### **45 Applesham Way Portslade**

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

**Applicant:** Mr Gary Angel

**Officer:** Mark Thomas 292336

**Refused on 07/11/13 DELEGATED**

**1) UNI**

The development is not permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended, in that the proposed rooflight would protrude in excess of 150 millimetres beyond the plane of the front roof slope.

**BH2013/03207**

**15 St Aubyns Road Portslade**

Erection of single storey rear extension to replace existing conservatory.

**Applicant:** Sophie Pedlow

**Officer:** Liz Arnold 291709

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

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plans	CH 543/001		18th September 2013
Existing Plans & Elevations	CH543/002		18th September 2013
Existing Sections	CH543/003		18th September 2013
Proposed Plans & Elevations	CH543/004		18th September 2013
Proposed Sections	CH543/005		18th September 2013

**HOVE PARK**

**BH2013/02082**

**BHASVIC 205 Dyke Road Hove**

Construction of a new 3no storey teaching block located on the existing upper car park between College House and the main building on Dyke Road, provision of a new service area to provide access for deliveries and refuse vehicles located to the north of College House on Dyke Road, refurbishment of the existing refectory and staff room in the Link Building, installation of CCTV cameras and creation of a new landscaped area.

**Applicant:** Brighton Hove & Sussex Sixth Form College

**Officer:** Clare Simpson 292454

## **Refused on 31/10/13 COMMITTEE**

### **1) UNI**

The proposed development is obtrusive in view of its prominence in the street scene. It is out of character with the area in terms of design, materials, colour and palette and does not take account of local characteristics. Furthermore it does not respect the locally listed buildings on the site. The proposed development is therefore contrary to policies QD1, QD2 and QD4 of the Brighton & Hove Local Plan 2005.

## **BH2013/02404**

### **6 Elrington Road Hove**

Erection of single storey rear extension to facilitate swimming pool with solar panels to the roof.

**Applicant:** Mr Paul Haggqvist

**Officer:** Christopher Wright 292097

## **Refused on 12/11/13 DELEGATED**

### **1) UNI**

The proposed development would, by reason of the scale, siting and design, integrate poorly with the design and appearance of the recipient dwelling and give the property an over-extended appearance that would detract from the character of the recipient dwelling to the detriment of visual amenity. As such the proposal conflicts with policy QD14 of the Brighton & Hove Local Plan 2005 and SPD12: Design guide for extensions and alterations.

## **BH2013/02752**

### **31 Woodruff Avenue Hove**

Erection of ground and lower ground floor rear extension and raised rear terrace with screen to south west edge. (Part retrospective)

**Applicant:** Jay Sethi

**Officer:** Christopher Wright 292097

## **Approved on 14/11/13 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
Ground floor rear extension (Existing)	101	A	8 Aug 2013
Ground floor rear extension (Proposed elevations)	201	A	1 Oct 2013
Ground floor rear extension (Proposed layout)	202	A	8 Aug 2013
Site location and block plan	004		8 Aug 2013

### **2) UNI**

Prior to the hereby approved raised terrace being brought into use details of a 1.5 metre high privacy screen to the western elevation shall be submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be erected in accordance with the agreed details prior to the raised patio being first brought into use. The privacy screen shall be retained as such thereafter.

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

### 3) UNI

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

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

### 4) UNI

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 on the southern flank 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.*

### 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.*

## **BH2013/02828**

### **16 Tongdean Road Hove**

Application for approval of details reserved by conditions 3, 4 and 5 of application BH2013/01406.

**Applicant:** Alan Phillips Architects

**Officer:** Jason Hawkes 292153

**Approved on 04/11/13 DELEGATED**

## **BH2013/03005**

### **56 Tongdean Avenue Hove**

Installation of corner window to side elevation (Retrospective).

**Applicant:** Mr & Mrs Noble

**Officer:** Christopher Wright 292097

**Approved on 14/11/13 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	56TA.01	A	2 Sep 2013
Block Plan	56TA.02		2 Sep 2013
Ground Floor Plan - Existing	56TA.03		2 Sep 2013
First Floor Plan - Existing	56TA.04		2 Sep 2013
Roof Plan - Existing	56TA.05		2 Sep 2013
South West Elevation - Existing	56TA.07		2 Sep 2013
North West Elevation - Existing	56TA.08		2 Sep 2013
Ground Floor Plan - Proposed	56TA.10		2 Sep 2013

First Floor Plan - Proposed	56TA.11		2 Sep 2013
South East Elevation - no change	56TA.12		2 Sep 2013
South West Elevation - Proposed	56TA.13		30 Sep 2013
North West Elevation - Proposed	56TA.14		30 Sep 2013

**BH2013/03059**

**33 Hove Park Road Hove**

Certificate of Lawfulness for proposed loft conversion incorporating roof extension, rear pitched roof dormer and side rooflights.

**Applicant:** Mr David Simpkins

**Officer:** Mark Thomas 292336

**Approved on 07/11/13 DELEGATED**

**BH2013/03062**

**117 Shirley Drive Hove**

Erection of ground floor and basement level front extensions incorporating revised driveway, new boundary wall with gated entrances and associated alterations.

**Applicant:** Mr Edward Hamilton

**Officer:** Helen Hobbs 293335

**Approved on 07/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 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.*

**3) UNI**

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of the Malus spp growing in the verge outside the above property 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. Protective fencing shall be retained intact for the full duration of the development hereby approved, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

*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**

The development hereby permitted shall be carried out in accordance with 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 ground plan	1	J	6th September 2013
Proposed elevations	2	H	8th September 2013
Proposed site sections	3	F	6th September 2013
Approved design app No. BH2010/03390	4	B	6th September 2013
Front extension & garden	5		6th September 2013
Block plan	6	B	6th September 2013
Existing plans	7	A	6th September 2013
Existing elevations	8	A	6th September 2013
Existing ground floor and garden plan	9	A	6th September 2013
Approved ground plan app No. BH2012/03801	10		6th September 2013

### 5) UNI

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

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

### **BH2013/03130**

#### **32 Hill Brow Hove**

Application for approval of details reserved by condition 7 of application BH2012/03610.

**Applicant:** Mr Simon Maggs

**Officer:** Jason Hawkes 292153

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

### **BH2013/03149**

#### **10 Chalfont Drive Hove**

Erection of single storey rear extension, two storey side extension and associated works.

**Applicant:** Mr Phil Turner

**Officer:** Liz Arnold 291709

**Refused on 08/11/13 DELEGATED**

### 1) UNI

The proposed two storey side extension by virtue of its design, height and width would result in an extension which would not appear subservient to the dwellinghouse and which would be a dominant addition to the front elevation of the property. This would be exacerbated by the forward projection, width and design of the proposed replacement garage which would fail to be an integrated feature of the property. In addition the staggered front building lines of the



proposed side extension, in conjunction with the existing, would result in a complicated and awkward front building line of the property which is located on a prominent corner. The proposal would therefore be of detriment to the visual amenities of the parent property, the Chalfont Drive and Ash Close street scenes and the wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 'Design Guide for Extensions and Alterations'.

**BH2013/03202**

**9 Onslow Road Hove**

Enlargement of existing garage and conversion of garage to create workspace.

**Applicant:** Nick Mercer

**Officer:** Mark Thomas 292336

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

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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	S0		18th September 2013
Existing ground floor plan	S1		18th September 2013
Existing first floor plan	S2		18th September 2013
Existing second floor plan	S3		18th September 2013
Existing rear elevation	S4		18th September 2013
Existing side (east) elevation	S5		18th September 2013
Existing side (west) elevation	S6		18th September 2013
Existing front elevation	S7		18th September 2013
Existing plans and sections	S8		18th September 2013
Existing site plan	S9		18th September 2013
Proposed block plan	P0		18th September 2013
Proposed ground floor plan	P1		18th September

			2013	
Proposed first floor plan	P2		18th 2013	September
Proposed second floor plan	P3		18th 2013	September
Proposed rear elevation	P4		18th 2013	September
Proposed side (east) elevation	P5		18th 2013	September
Proposed side (west) elevation	P6		18th 2013	September
Proposed front elevation	P7		18th 2013	September
Proposed plans and sections	P8		18th 2013	September
Proposed site plan	P9		18th 2013	September

### **BH2013/03220**

#### **Cardinal Newman School The Upper Drive Hove**

Application for Approval of Details Reserved by Conditions 5, 8, 9, 10 and 12 of application BH2013/01693.

**Applicant:** The Governors of Cardinal Newman School

**Officer:** Jason Hawkes 292153

**Approved on 14/11/13 DELEGATED**

### **BH2013/03302**

#### **3 Woodland Close Hove**

Non Material Amendment to BH2013/01595 to change from rear window to bi-fold doors.

**Applicant:** Mr A Goodridge

**Officer:** Mark Thomas 292336

**Approved on 06/11/13 DELEGATED**

### **BH2013/03329**

#### **4 Woodlands Hove**

Certificate of Lawfulness for existing dormer to front elevation.

**Applicant:** Miss Rosemary Veaney

**Officer:** Helen Hobbs 293335

**Approved on 20/11/13 DELEGATED**

### **BH2013/03427**

#### **61 Cranmer Avenue Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 4m, and for which the height of the eaves would be 3.5m.

**Applicant:** Mr David Twilley

**Officer:** Chris Swain 292178

**Prior approval not required on 18/11/13 DELEGATED**

## **WESTBOURNE**

### **BH2013/01570**

Report from: 31/10/2013 to: 20/11/2013

### **14-18 New Church Road Hove**

Replacement UPVC windows to front, side and rear elevations.

**Applicant:** Priory Group

**Officer:** Helen Hobbs 293335

**Refused on 05/11/13 DELEGATED**

#### **1) UNI**

The replacement windows, by reason of their design, material and frame thickness, represent a harmful alteration which would fail to preserve or enhance the character or appearance of the building or wider Pembroke and Princes Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and guidance with Supplementary Planning Document 09, Architectural Features, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

### **BH2013/02823**

#### **Hove Museum 19 New Church Road Hove**

Creation of terrace incorporating new low level perimeter wall.

**Applicant:** Brighton & Hove City Council

**Officer:** Christopher Wright 292097

**Approved on 06/11/13 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 and Block Plan	001	A	16 Aug 2013
General Arrangement Plan	02-01	J	16 Aug 2013
Existing Exterior Elevations	09-01		16 Aug 2013
Proposed Exterior Elevations	09-02	A	16 Aug 2013

#### **3) UNI**

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

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

#### **4) UNI**

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.*

## 5) 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.*

## 6) UNI

The external seating terrace hereby permitted shall not be occupied by customers except between the hours of 10.00 and 16.30 on Mondays to Saturdays and between the hours of 14.00 and 16.30pm on Sundays and 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.*

## **BH2013/02928**

### **10 Princes Avenue Hove**

Replacement double glazed timber and UPVC windows to front, side and rear.

**Applicant:** Mr Jonathan Moffat

**Officer:** Helen Hobbs 293335

**Approved on 01/11/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) UNI

The hereby approved timber windows to the front elevation shall be painted white and shall be maintained as such thereafter.

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

#### 3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			3rd September 2013
Window specifications			4th September 2013
Window sections			27th August 2013

## **BH2013/03036**

### **Flat 2 35 Westbourne Villas Hove**

Replacement UPVC double glazed windows and door replacing existing rear window.

**Applicant:** Miss Alexandra Oakshott

**Officer:** Mark Thomas 292336

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

#### 1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			16th September 2013
Window and door schedule			3rd September 2013
Window specification and sectional drawings			3rd September 2013
Numbered photographs			3rd September 2013
Product brochure 'Choices'			3rd September 2013

**BH2013/03054**

**10 Westbourne Place Hove**

Application for Approval of Details Reserved by Condition 16(i)b of Application BH2013/01175.

**Applicant:** Creative Developments UK Ltd

**Officer:** Adrian Smith 290478

**Approved on 06/11/13 DELEGATED**

**BH2013/03188**

**Hove Methodist Church Portland Road Hove**

Removal of ventilator from pitched roof of church building. (Part Retrospective)

**Applicant:** Hove Methodist Church

**Officer:** Steven Lewis 290480

**Approved on 12/11/13 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 and Site Plan	07855-PL 001		17/09/2013
Existing elevation	07855-PL 003		17/09/2013
Proposed Elevations	07855-PL 005		17/09/2013
Statement of need			19/09/2013
Existing roof vent	07855-A-L(00) -0201		28/10/2019

**BH2013/03236**

**84 Sackville Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr Nicholas Lee

**Officer:** Liz Arnold 291709

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

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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			19th September 2013
Block Plan			19th September 2013
Existing Elevations	840513/301	C	19th September 2013
Existing Floor Plans	840513/302	A	19th September 2013
Proposed Elevations	840513/501	C	19th September 2013
Proposed Floor Plans	840513/502	A	19th September 2013

**WISH**

**BH2012/03657**

**89 Payne Avenue Hove**

Demolition of existing house and erection of 5no apartments comprising of 4no one bed apartments and 1no three bed apartment (amended design and layout).

**Applicant:** Mrs Lisa Butterfill

**Officer:** Adrian Smith 290478

**Approved after Section 106 signed on 13/11/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 on the east side elevation of the building hereby permitted facing 87 Payne Avenue shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining property, to avoid prejudicing the future development of the adjacent site, and to comply with*

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

**3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

Access to the flat roofs of the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs 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, 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.*

**7) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 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 development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

**9) UNI**

No development shall commence until full details of the noise barrier fences recommended in the submitted acoustic report from Acoustic Associates Sussex Ltd. received on 17 January 2013 have been submitted to and approved in writing by the Local Planning Authority. The fences shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall thereafter be retained as such.

*Reason: To safeguard the amenities of the occupiers of the properties hereby permitted and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.*

**10) 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.*

**11) UNI**

All planting, seeding and turfing comprised in the scheme of landscaping detailed on drawing no.D.01 rev E received on 10 May 2013 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. 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.*

**12) UNI**

The development hereby approved shall not be occupied until the measures for the soundproofing of the building recommended in the submitted acoustic report from Acoustic Associates Sussex Ltd. received on 17 January 2013 have been fully implemented. The implemented soundproofing measures shall thereafter be retained as such.

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.*

**13) UNI**

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

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

**14) UNI**

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

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

**15) UNI**

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

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



Plan Type	Reference	Version	Date Received
Site plan and existing plans and elevations	A.01	C	05/03/2013
Proposed plans and elevations	D.01	F	20/06/2013
	D.02	E	10/05/2013

### **BH2013/02446**

#### **32 Boundary Road Hove**

Formation of first floor rear terrace on flat roof incorporating balustrading and replacement of existing window with French doors.

**Applicant:** Dr Harjinder Heer

**Officer:** Guy Everest 293334

**Approved on 19/11/13 DELEGATED**

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

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

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

#### **2) UNI**

No development shall take place until details of 1.7 metre high screening to the northern boundary of the site and 1.15 metre high screening to the eastern boundary of the terrace have been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the agreed details prior to first use of the roof 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.*

#### **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 & Block Plan	467(PL2)2		22/07/2013
Existing & Proposed Elevations & Floor plans	467(PL2)1	B	25/09/2013

### **BH2013/02704**

#### **Land to rear of 32, 33 and 34 Boundary Road, Hove**

Application for Approval of Details Reserved by conditions 3, 8 and 9 of application BH2012/03669.

**Applicant:** Daniel Barker

**Officer:** Guy Everest 293334

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

### **BH2013/02863**

#### **343 Kingsway Hove**

Certificate of lawfulness for proposed loft conversion incorporating side and rear dormer and associated works.

**Applicant:** Jean Joseph Cussac

**Officer:** Anthony Foster 294495

**Approved on 14/11/13 DELEGATED**

**BH2013/03047**

**102 New Church Road Hove**

Certificate of lawfulness for proposed erection of single storey extensions to side and rear.

**Applicant:** Mr Patrick Mahony & Mrs Angela Konrad

**Officer:** Andrew Huntley 292321

**Approved on 18/11/13 DELEGATED**

**BH2013/03091**

**20A Braemore Road Hove**

Conversion of loft space incorporating front rooflights and side and rear dormers to create a 1no one bedroom flat together with associated internal alterations to first floor flat.

**Applicant:** Katerina Barrett

**Officer:** Christopher Wright 292097

**Refused on 08/11/13 DELEGATED**

**1) UNI**

Notwithstanding the error on drawing no. 109/013, the proposed dormer roof extensions would, by reason of their design, appearance, siting, scale and bulk, significantly alter the form of the original roof and unbalance the symmetry between the two semi-detached buildings, giving the development an unduly dominant and incongruous appearance that would detract from the character of the recipient building and the appearance of the wider street scene. As such the proposal is contrary to the requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12: Design Guidance for Extensions and Alterations.

**2) UNI2**

The large area of glazed windows proposed on the rear dormer would serve the principal habitable room of the proposed attic flat and by reason of the height and the large area of glazing, would enable the overlooking of neighbouring properties resulting in loss of privacy for their occupants. As such the proposal would be detrimental to residential amenity and conflicts with policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/03101**

**18 Mansfield Road Hove**

Erection of single storey rear extension.

**Applicant:** Michael Shalabi

**Officer:** Helen Hobbs 293335

**Refused on 12/11/13 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its excessive depth, siting and design, creates an incongruous and poorly related feature to the existing property, detracting from the character and appearance of the existing dwelling and the surrounding area. The proposal is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide on Extensions and Alterations (SPD12).

**BH2013/03221**

**181 Portland Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr F W Tang

**Officer:** Christopher Wright 292097

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

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 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**

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

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

**5) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	RFA12/243/O S		18 Sep 2013
Existing Ground Floor Plan	RFA12/243/10	A	19 Sep 2013
Proposed Ground Floor Plan	RFA12/243/11	A	19 Sep 2013
Existing and Proposed Elevations	RFA12/243/13	A	19 Sep 2013

**BH2013/03229**

**33 Welbeck Avenue Hove**

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

**Applicant:** Elizabeth Maddison

**Officer:** Steven Lewis 290480

**Approved on 18/11/13 DELEGATED**

**BH2013/03454**

**52 St Leonards Road Hove**

Certificate of lawfulness for proposed removal of existing lean to and erection of

single storey rear extension.

**Applicant:** Ken George

**Officer:** Emily Stanbridge 292359

**Approved on 12/11/13 DELEGATED**