

PLANS LIST 08 January 2014**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED
BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE
DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER
DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION****PATCHAM****BH2013/02703****45 Heston Avenue Brighton**

Certificate of lawfulness for proposed hip to gable roof extension and enlargement of rear dormer.

Applicant: Sathees Navaratnam

Officer: Mark Thomas 292336

Approved on 02/12/13 DELEGATED

BH2013/03016**6 Old Court Close Brighton**

Remodelling of existing bungalow to create two storey house.

Applicant: Paul Beere

Officer: Wayne Nee 292132

Approved on 03/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 further details and samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

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

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

4) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans	436a(PL)1	a	26 November 2013
Existing and proposed front elevations	436a(PL)2		03 September 2013
Existing and proposed elevations rear and sides	436a(PL)3	a	26 November
Site and block plan	436a(PL)4		03 September 2013

BH2013/03233

169 Surrenden Road Brighton

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

Applicant: Geraldine Hicks

Officer: Chris Swain 292178

Approved on 06/12/13 DELEGATED

1) UNI

The proposed rear extension and associated alterations is permitted under Schedule 2, Part 1, Classes A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2013/03254

4 Glenfalls Avenue Brighton

Erection of a single storey rear extension.

Applicant: Mr Matt Lewery

Officer: Robin Hodgetts 292366

Approved on 03/12/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
Existing and proposed plans and elevations	01	B	27/11/13

BH2013/03322

41 Woodbourne Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer with Juliet balcony and front rooflights.

Applicant: Mr & Mrs O'Donoghue

Officer: Chris Swain 292178

Approved on 27/11/13 DELEGATED

BH2013/03323

1 Ballards Mill Close Brighton

Erection of single storey garden room in rear garden.

Applicant: Glenn Murray

Officer: Anthony Foster 294495

Approved on 26/11/13 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
As Existing & Location Plan	2.02		30/09/2013
Proposed Garden Room	2.01		30/09/2013

BH2013/03359

7 Brangwyn Drive Brighton

Demolition of existing garage and erection of a two storey front extension with pitched roof.

Applicant: Mr P Gower

Officer: Wayne Nee 292132

Refused on 05/12/13 DELEGATED

1) UNI

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision is based on the drawings received listed below:

Plan Type	Reference	Version	Date Received
Site plan	600/AR		10 October 2013
Block plan	601/AR		10 October 2013
Existing elevations	BD/03		02 October 2013

Existing plans	BD/04		02 October 2013
Proposed elevations	BD/05		02 October 2013
Proposed plans	BD/06		02 October 2013

BH2013/03421

32A Warmdene Road Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Topping

Officer: Sue Dubberley 293817

Approved on 05/12/13 DELEGATED

BH2013/03423

7 Greenfield Crescent Brighton

Erection of two storey side extension. Raised decking and replacement of existing rear door to bi-folding doors.

Applicant: Mr Nick Murray

Officer: Robin Hodgetts 292366

Approved on 05/12/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the eastern (side) 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
Location plan			07/10/13
Block plan			07/10/13
Existing plans	20		07/10/13
Proposed plans	21	A	15/11/13
Existing and proposed elevations	22	A	15/11/13

BH2013/03599

27 Beechwood Close Brighton

Certificate of Lawfulness for proposed loft conversion incorporating dormer to

rear with Juliet balcony, dormer to side and rooflights to side roofslopes.

Applicant: Mr Paul Fisher
Officer: Wayne Nee 292132
Approved on 05/12/13 DELEGATED

BH2013/03788

103 Lyminster Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 3.4m.

Applicant: Mr Chouduri
Officer: Andrew Huntley 292321
Prior approval not required on 05/12/13 DELEGATED

PRESTON PARK

BH2013/02124

Co-op 269 Preston Drove Brighton

Display of 2no externally illuminated fascia signs (Part retrospective)

Applicant: Co-operative Retail Services Ltd
Officer: Wayne Nee 292132
Approved on 02/12/13 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

Reason: To accord with Regulation 14(1) of the Town and Country Planning

(Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2013/02776

9 Upper Hamilton Road Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2010/03227.

Applicant: Mike Stimpson Properties

Officer: Sue Dubberley 293817

Approved on 27/11/13 DELEGATED

BH2013/03362

157-159 Preston Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 22no residential units.

Applicant: Cross Stone Securities Ltd

Officer: Anthony Foster 294495

Prior approval not required on 26/11/13 DELEGATED

BH2013/03374

Rear of 375 Ditchling Road Brighton

Application for variation of condition 2 of application BH2013/00210 (Application to extend time limit for implementation of previous approval BH2010/00358 for demolition of existing garage and erection of detached chalet bungalow.) to allow for minor material amendments.

Applicant: Richard Brain

Officer: Adrian Smith 290478

Approved on 05/12/13 DELEGATED

1) BH01.01

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

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

3) UNI

Access to the flat roof over the detached garage hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a

roof garden, terrace, patio or similar amenity area.

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

4) UNI

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

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

5) UNI

The development hereby permitted shall be constructed in accordance with the materials detailed on drawing nos. GA03 & GA04 received on 07 November 2013, drawing no. GA10 received on 02 October 2013; and the following materials samples as received on 05 November 2013:

Brick (dark grey stock);

Marley modern flat grey interlocking concrete roof tile;

White render;

Sweet Chestnut timber weatherboarding;

Grey UPVC window frames;

Marshalls Perfecta smooth grey stone slabs; and

Marshalls light grey brick pavers.

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

6) UNI

The development hereby permitted shall be completed in full accordance the landscaping plan detailed on drawing no.GA10 received on 2 October 2013. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

7) UNI

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

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

8) UNI

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.

9) UNI

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

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

10) UNI

The development hereby permitted shall be carried out in accordance with 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	2063/P204	B	16/04/2010
Existing Location Plan, Block Plan and Site Sections	2063/E201	A	23/02/2010
Site plan and floor plan	GA02		10/10/2013
Proposed floor plan	GA01		02/10/2013
Proposed elevations	GA03		07/11/2013
Proposed elevations and section	GA04		07/11/2013
Landscaping plan	GA10		02/10/2013

11) UNI

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

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

12) UNI

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

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

13) 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.

14) UNI

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

BH2013/03386

36 New England Road Brighton

Conversion, extension and reconfiguration of existing shop and 4no bed maisonette to form studio flat at lower ground floor, ground floor shop with office, first and second floor maisonette and 2 bed dwelling to rear with associated alterations.

Applicant: Mr Simon Farncombe

Officer: Adrian Smith 290478

Refused on 05/12/13 DELEGATED

1) UNI

The proposed roof terrace access stairwell, by virtue of its bulk and form projecting above the raised parapet, represents an excessively scaled and harmful addition that would relate poorly to the roof form of the building to the detriment of the appearance of the building and street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed basement flat, by virtue its limited northerly outlook and inadequate natural light, would provide an unsatisfactory standard of residential accommodation, which as a result fails to meet the likely needs of future occupiers. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of the proximity of windows in the rear lightwell, would result in significant overlooking and noise disturbance between occupiers of the proposed house and maisonette, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03564

2A Stanford Road Brighton

Replacement of existing timber windows and door with UPVC windows and composite door.

Applicant: Ms Hannah Poland

Officer: Emily Stanbridge 292359

Approved on 02/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			17.10.2013
Photographs			17.10.2013
Brochure Page- Door			17.10.2013
Door Quotation			17.10.2013
Bowwalker windows survey			21.11.2013
Window details			25.11.2013

BH2013/03567

22 Upper Hamilton Road Brighton

Erection of a single storey rear extension with associated external alterations.

Applicant: Nina Kolokouri

Officer: Robin Hodgetts 292366

Approved on 03/12/13 DECISION ON APPEAL

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the developer has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	100		17/10/13
Proposed plans and elevations	102		17/10/13
Location and block plans	103		28/10/13

BH2013/03687

70 Ashford Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating rooflight to front and dormer to rear.

Applicant: Lesley Burgess

Officer: Emily Stanbridge 292359

Approved on 27/11/13 DELEGATED

REGENCY

BH2013/00290

212-215 Kings Road Arches Brighton

Installation of new shop front.

Applicant: Brand Shoosh

Officer: Helen Hobbs 293335

Refused on 03/12/13 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.

1) UNI

The replacement shopfront, due to its inappropriate design, detailing and use of materials, would poorly relate to the important character of the Kings Road Arches and fails to preserve or enhance the character and appearance of the street scene and surrounding Old Town Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD10 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 02, shop front design.

BH2013/02367

51-53 West Street Brighton

Installation of 1 no air conditioning external condenser unit to flat roof.

Applicant: Lloyds Banking Group

Officer: Christopher Wright 292097

Approved on 21/11/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan & Block Plan	50450613-AR0 1-SP-0101		15 Jul 2013
Existing Elevation	0101		15 Jul 2013
Existing First Floor Plan	0002		15 Jul 2013
Proposed First Floor Plan	1002		15 Jul 2013
Proposed Elevation	1101		15 Jul 2013

BH2013/03279

15 Middle Street Brighton

Creation of additional entrance to front and other associated works.

Applicant: Castletime Limited

Officer: Robin Hodgetts 292366

Approved on 21/11/13 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 samples of the ceramic tiling to be used in the cladding of the stall riser hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
External elevations	7357-03	B	22/10/13

BH2013/03287

37 West Street Brighton

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

Applicant: Tortilla LTD

Officer: Robin Hodgetts 292366

Approved on 25/11/13 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.

BH2013/03288

37 West Street Brighton

Alterations to existing shopfront including replacement of entrance doors.

Applicant: Tortilla LTD

Officer: Robin Hodgetts 292366

Approved on 25/11/13 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 and block plans	01-03		25/09/13
Existing elevations and plans	09-01		25/09/13
Existing sections	09-02		25/09/13
Proposed elevations and plans	09-03		25/09/13
Proposed sections	09-04		25/09/13

BH2013/03317

40 North Street Brighton

Change of use from retail (A1) to restaurant (A3) incorporating extraction duct to rear.

Applicant: Brittanian Rock

Officer: Liz Arnold 291709

Refused on 09/12/13 DELEGATED

1) UNI

The proposed change of use from a retail unit (A1) to a restaurant (A3) would have an adverse effect in the vitality and vibrancy of the Regional Shopping Centre and will undermine its retail function, contrary to policy SR4 of the Brighton & Hove Local Plan.

BH2013/03364

16 Little Preston Street Brighton

Application for Approval of Details Reserved by Conditions 6, 9, 10, 11 and 12 of application BH2013/00904.

Applicant: F Miah

Officer: Jason Hawkes 292153

Approved on 25/11/13 DELEGATED

BH2013/03392

54 Western Road Brighton

Change of use from retail (A1) to restaurant (A3) incorporating installation of ventilation system.

Applicant: Wok & Go

Officer: Liz Arnold 291709

Approved on 04/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 change of use to an A3 premises hereby permitted does not purport or deem to authorise the provision of a home delivery service.

Reason: In the interests of road safety and to safeguard the amenities of the locality and to comply with policies TR7 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 11:00 and 24:00 on Mondays to Saturdays and between the hours of 11:00 and 23:00 on Sundays and Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies SR12, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The Supply Air Grill within the shopfront hereby approved shall be painted to match the colour of the background within 1 month of its installation 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			9th October 2013
Block Plan			4th October 2013
Floor Plan	P-02R	A	9th October 2013
Elevations Rear	P-03.1R	A	9th October 2013
Rear Elevation	P-03R	A	9th October 2013
Duct Layout	P-04R	A	9th October 2013
Sections	P-05R	A	9th October 2013

6) UNI

No development shall take place until an acoustic report is submitted demonstrating that operation of the hereby approved ventilation unit shall not exceed a level 5dB below the existing LA90 background noise level, measured or calculated at 1 metre from the façade of the nearest existing noise sensitive premise. 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. The development shall be carried out in accordance with the report, with any associated recommendations, and shall be maintained thereafter.

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

BH2013/03403

86 Western Road Brighton

Creation of mezzanine level to facilitate change of use from bank (A2) to cafe or restaurant (A3) with installation of extract duct to existing chimney stack.

Applicant: Coastal Properties

Officer: Clare Simpson 292454

Approved on 05/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 to 00.00 on Mondays to Saturdays and 09.00 to 23.00 on Sundays, Bank or Public Holidays.

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

comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Noise associated with all plant and machinery (including the proposed extract duct) 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(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. 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 nearby properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

No development shall commence until a scheme for waste storage and management arising from the use hereby permitted has been submitted to and approved by the Local Planning Authority in writing. The waste management and storage shall thereafter be implemented and maintenance in accordance with the approved details

Reason: In the interest of general amenity of the area and in to protect the historic character of the listed building and the wider conservation area and to comply with policies QD27 HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No intoxicating liquor shall be sold or supplied within the A3 unit hereby approved except to persons who are taking meals on the premises and who are seated at tables as laid out in approved drawing number 015 P1. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan.

6) 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.

7) UNI

No development shall commence until a Delivery & Service Management plan detailing how the unit is to be serviced and the location and the timing of loading of deliveries has been submitted to and approved by the Local Planning Authority in writing. The deliveries and servicing plan shall thereafter be implemented in accordance with the approved details

Reason: In the interest of general amenity and public order and to comply with policies QD27 and TR7 of the Brighton & Hove Local Plan.

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block Plan	Y071-G- 001	P	17th October 2013
Existing Floor Plan	002	P	17th October 2013
Existing North Elevation	003	P	17th October 2013

Existing east and west Elevation	004	P	17th October 2013
Proposed ground and mezz	005	P	17th October 2013
Proposed North Elevation	006	P	17th October 2013
Proposed sections	007	P	17th October 2013
Roof light details	010	P	17th October 2013
Proposed roof plan	012	P	17th October 2013
Proposed Section west to east	013	P	17th October 2013
Plan showing internal seating Layout	015	P	15th December 2013

9) UNI

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

BH2013/03518

Priory House Bartholomew Square Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 40no residential units.

Applicant: West Acre UK Investments Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 04/12/13 DELEGATED

BH2013/03561

12 Powis Grove Brighton

Replacement of existing single glazed timber windows and doors to front and rear with double glazed timber windows and doors.

Applicant: Mr David Wileman

Officer: Liz Arnold 291709

Approved on 11/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 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 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 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
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Site Plan			16th October 2013
Replacement Timber Doors & Windows to Front & Rear	001		16th October 2013
Product Survey Sheet			16th October 2013

ST. PETER'S & NORTH LAINE

BH2012/00925

The Open Market Marshalls Row & Francis Street Brighton

Application for Approval of Details Reserved by Condition 30 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group & The Brighton Open Market CIC

Officer: Maria Seale 292232

Approved on 21/11/13 DELEGATED

BH2013/02083

Land Adj 10 New England Road & rear of 53 New England Street Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6, 7, 8, 9, 10 and 11 of application BH2013/00245

Applicant: QED Capital Assets Ltd

Officer: Guy Everest 293334

Split Decision on 25/11/13 DELEGATED

1) UNI

Condition 4: There is insufficient detail as to how the 'street art' would be commissioned and how the installation would relate to the approved structures and wider surrounding area. The submission is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2013/02251

8 Over Street Brighton

Reinstatement of light well to pavement and alteration to front bay to form new low level window with pavement light. Installation of 2no rooflights to rear roofslope.

Applicant: Mr Paul Haggqvist

Officer: Sonia Gillam 292265

Approved on 02/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 grate enclosing the lightwell hereby approved shall be painted black within 1 month of installation and retained as such thereafter.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan and site location plans	01		2/7/2013
Existing floor plans	02	B	13/8/2013
Existing elevations	03	C	2/7/2013
Existing sections	04	B	2/7/2013
Proposed floor plans	10	I	2/10/2013
Proposed elevations	11	D	2/10/2013
Proposed sections	12	E	2/10/2013
Proposed basement plan	13	D	2/10/2013
Proposed ground floor plan	14	F	2/10/2013
Proposed sections	18	A	2/10/2013

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.

BH2013/02838

Richmond House Richmond Road Brighton

Demolition of existing 2no storey building and construction of part three storey part five storey building providing 138 rooms of student accommodation, with associated ancillary space, 76 cycle spaces, removal of existing trees, landscaping and other associated works.

Applicant: Matsim Properties Limited

Officer: Liz Arnold 291709

Refused on 21/11/13 COMMITTEE

1) UNI

The submitted elevational plans lack detail and clarity. Notwithstanding the lack of detail the proposed development, by virtue of its design, which includes a bulky roof form, bulky mansard dormer features and projecting bay details, is unacceptable and would cause harmful impact upon the visual amenities of the Richmond Road/D'Aubigny Road street scenes and the wider area including the Round Hill Conservation Area and would fail to emphasis and enhance the positive qualities of the neighbourhood. The mass, scale and bulk of the development is substantially larger than the existing office building and would appear out of scale and overly prominent in views of the Round Hill Conservation Area. In addition the actual/visual loss of the existing embankment would result in the erosion of the distinct barrier between the Conservation Area and the less cohesive streetscape located to the north of the site, this in turn would have a harmful impact upon the distinctive layout and predominance of green space of the area when seen in longer views. The proposal is therefore contrary to development plan policies QD1, QD2, QD3, QD4 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

Part of the proposed development would occupy a site which is identified as having potential for housing provision in the Council's Strategic Housing Land Availability Assessment, which would therefore compromise the Council's ability to meet its housing needs and set an unwelcome precedent for the approval of student accommodation on other housing sites across the City in the future. For this reason the proposed development is contrary to the National Planning Policy Framework, and policies CP1 and CP21 of the Brighton & Hove City Plan Part

One.

3) UNI3

The applicant has failed to demonstrate that the existing B1 office use is no longer viable and genuinely redundant by failing to adequately market the ground floor/entire building on competitive terms for a period of at least twelve months. In the absence of such evidence, the proposal would involve the unacceptable loss of employment generating floorspace. As such the proposal is contrary to policies EM3 and EM5 of the Brighton & Hove Local Plan and policy CP3 of the Brighton & Hove City Plan Part One.

4) UNI4

The applicant has failed to demonstrate that the proposed north facing accommodation would receive sufficient levels of daylight/sunlight Furthermore it is considered that the ground floor units would have an oppressive outlook due to the positioning of the proposed cycle storage facilities, facilities which would also create noise disturbance to the ground floor residents. As such the proposal would provide a poor standard of accommodation to the future ground floor residents, harmful to the amenity of future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The applicant has failed to demonstrate that the proposed development would not have a significant impact upon the amenities of the new development located to the north of the site, between Hollingdean Road and Sainsbury's Service road, with regards to received levels of daylight/sunlight and over-shadowing. The proposed massing, scale and bulk of the building is considered to result in an unneighbourly form of development which is considered likely to have an adverse effect on the amenities of the neighbouring northern development by way of loss of daylight/sunlight, especially in respect of the single aspect flats. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan and CP21 of the Brighton & Hove City Plan Part One.

6) UNI6

The applicant has failed to demonstrate that adequate refuse and recycling provision can be provided. The proposed refuse store is not large enough for a development of the size proposed based on a weekly collection by the Council. No details of private refuse and recycling collections have been submitted as part of the application. Failure to provide adequate refuse and recycling facilities would have a harmful impact upon the amenities of future occupiers of the development and neighbouring properties As such the proposal is contrary to policies SU9 and QD27 of the Brighton & Hove Local Plan and PAN 05 on Design Guidance for the Storage and Collection of Recyclable Materials and Waste.

BH2013/02982

20-21 York Place Brighton

Display of 3no externally illuminated fascia signs.

Applicant: hiSbe

Officer: Emily Stanbridge 292359

Approved on 27/11/13 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.

BH2013/03117

56 London Road Brighton

Application for variation of condition 1 of application BH2011/02890 to permit the premises to be in use between the hours of 08.00 and 04.00 daily with counter sales to cease at 01.00.

Applicant: Dominos

Officer: Jonathan Puplett 292525

Refused on 22/11/13 COMMITTEE

1) UNI

The proposed hours of operation, including deliveries until 04.00 on a daily basis, would cause significant increased noise and disturbance to the detriment of the amenity of residents in the immediate vicinity of the application site. The proposed hours of operation are therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/03249

26-28 Elder Place & 58 London Road Brighton

Reconfiguration of existing office space and erection of one new storey above existing ground and first floors to facilitate the creation of 2no one bedroom flats, 3no two bedroom flats, 1no studio flat and associated alterations.

Applicant: Good Food Limited

Officer: Christopher Wright 292097

Refused on 21/11/13 DELEGATED

1) UNI

The development, by reason of its scale and proximity to existing residential units in London Road, would have a negative impact on neighbour amenity in terms of having an overbearing and unneighbourly impact and causing a sense of loss of privacy that would compromise neighbour's living conditions. The proposal is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would fail to provide private usable amenity space, appropriate to the scale and character of the development, for future occupants. As a result the proposal would provide a poor standard of accommodation and would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

3) UNI3

In the absence of an assessment on the impact of noise and odour from adjoining commercial uses (on London Road) and of necessary mitigation measures the development would provide a poor standard of accommodation for future occupants. The proposal is thereby contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2013/03294

114 Church Street Brighton

Change of use of first floor and part of ground floor from retail storage area (A1) to allow for flexible use as holiday accommodation (C1) and retail display area. (Retrospective)

Applicant: No Walls Gallery Ltd

Officer: Jonathan Puplett 292525

Approved on 09/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 holiday accommodation hereby approved shall be used for the purpose of short-term accommodation only and occupation by a person or persons shall be limited to less than 90 consecutive days and nights and shall be so maintained.

Reason: The accommodation is unsuitable for long term occupation contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	1309/SP/01		26/09/2013
SITE PLAN	1309/SP/02		26/09/2013
EXISTING PLANS AND	1309/E /01	A	02/02/2013

ELEVATIONS			
PROPOSED PLANS AND ELEVATIONS	1309/P/01		02/02/2013

BH2013/03337

15 North Road Brighton

Display of 4no externally illuminated hanging signs.

Applicant: Giraffe

Officer: Adrian Smith 290478

Approved on 02/12/13 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2013/03353

Hanover House 118 Queens Road Brighton

Installation of new door to front elevation.

Applicant: Freshwater Group

Officer: Andrew Huntley 292321

Approved on 25/11/13 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			01.10.2013
Existing Plan			01.10.2013
Existing Elevation and Section			01.10.2013
Proposed Plan and Elevation			01.10.2013

BH2013/03360

106 Dyke Road Brighton

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

Applicant: The Co-operative Food Group

Officer: Andrew Huntley 292321

Refused on 25/11/13 DELEGATED

1) UNI

The proposed signage by reason of its size, materials, design and detailing, is considered inappropriate to the character and appearance of the building and out of character with the surrounding West Hill Conservation Area. The application, as such, is contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document 07 'Advertisements'.

BH2013/03383

First Floor Flat 50 Vere Road Brighton

Replacement UPVC windows to front, side and rear.

Applicant: Mrs Amanda Short

Officer: Sue Dubberley 293817

Approved on 05/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			14/10/2013
Window details and photos			03/10/2013
Product details			03/10/2013

BH2013/03385

68 Park Crescent Road Brighton

Erection of single storey rear extension at lower ground floor.

Applicant: C Demetriou

Officer: Sonia Gillam 292265

Approved on 29/11/13 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	01		04/10/2013
Block plan	02		04/10/2013
Existing floor plans	03		04/10/2013
Existing section	04		04/10/2013
Existing rear elevation	05		04/10/2013
Existing east elevation	06		04/10/2013
Existing west elevation	07		04/10/2013
Proposed rear elevation	15		29/11/2013
Proposed ground and first floor plans	23		04/10/2013
Proposed lower ground floor plan	24		04/10/2013
Proposed section	25		04/10/2013
Proposed side elevation west	27		04/10/2013

WITHDEAN

BH2013/01800

Park Manor London Road Brighton

Roof extension to form 4no one bedroom flats and 2no two bedroom flats with private roof gardens and creation of 4no car parking spaces, 1no disabled car parking space and new cycle store.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved after Section 106 signed on 27/11/13 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 & Location Plan	A1413/01	B	24th June 2013
Existing Sixth Floor Plan	A1413/02	A	4th June 2013
Existing East Elevation	A1413/03	A	24th June 2013
Existing West Elevation	A1413/04		24th June 2013
Existing S & N Elevations	A1413/05	A	24th June 2013
Proposed Seventh Floor Plan	A1413/07		4th June 2013
Proposed Seventh Floor Plan	A1413/08	A	4th June 2013
Proposed East Elevation	A1413/09	B	4th June 2013
Proposed West Elevation	A1413/10	A	4th June 2013
Proposed S & N Elevations	A1413/11	B	4th June 2013
Existing Roof Plan	A1413/12	A	4th June 2013
Proposed Roof Plan	A1413/13	B	4th June 2013
Proposed Seventh Floor Plan	A1413/14	A	4th June 2013
Existing Parking Plan	A1413/15		24th June 2013
Parking & Cycle Store	A1413/16		24th June 2013
Comparison Plan			4th June 2013
Bike Store Details			24th June 2013

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

None of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that

each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

7) UNI

No development shall take place until details of the proposed lift plant and machinery to be used on the premises have been submitted to and approved in writing by the Local Planning Authority. The details shall indicate the lift plant and machinery enclosed with sound-insulating materials and mounted in a way which will minimise transmission of structure borne sound. Development shall be carried out in accordance with the approved details.

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

8) UNI

Notwithstanding the details submitted, 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 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.

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

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

12) UNI

No 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.

BH2013/02757

45 Kingsmere London Road Brighton

Replacement of existing crittal windows with UPVC.

Applicant: Mr Terry Preston

Officer: Emily Stanbridge 292359

Approved on 26/11/13 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			10.10.2013
General arrangement drawings			10.10.2013
Retail survey report			10.10.2013

BH2013/03333

52 Bramble Rise Brighton

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

Applicant: Dr Brian Dalley

Officer: Helen Hobbs 293335

Approved on 25/11/13 DELEGATED

1) UNI

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

BH2013/03394

38A Millers Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 2no residential units.

Applicant: Ms Lena Johansson

Officer: Christopher Wright 292097

Prior approval not required on 29/11/13 DELEGATED

BH2013/03415

Flat 18 Mandalay Court London Road Brighton

Replacement of existing aluminium windows and balcony door with UPVC windows and balcony door (Retrospective).

Applicant: Mr Mina Samann

Officer: Emily Stanbridge 292359

Approved on 28/11/13 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 and block plans	200.100	A	15.10.2013
Pre-existing floor plan and elevations	200.101	A	20.11.2013
Existing floor plans and elevations	200.102	B	20.11.2013

BH2013/03433

23 Tongdean Rise Brighton

Erection of part one, part two storey front extension and side extension, two storey rear extension and associated decking and landscaping.

Applicant: Garth Williams

Officer: Christopher Wright 292097

Refused on 04/12/13 DELEGATED

1) UNI

The proposed two storey front and rear extensions would, by reason of their siting, design, height, scale and massing, have an unduly dominant, discordant and unsympathetic relationship to the form and character of the host building, to the detriment of visual amenity and the appearance of the street scene. As such the proposal is contrary to the requirements and objectives of policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2013/03566

2A Colebrook Road Brighton

Certificate of Lawfulness for existing loft conversion incorporating rear dormer and front and rear rooflights and alterations to elevations.

Applicant: PDH Developments

Officer: Jason Hawkes 292153

Approved on 05/12/13 DELEGATED

BH2013/03597

7 Compton 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 3.43m, for which the maximum height would be 3.30m, and for which the height of the eaves would be 2.65m.

Applicant: Elizabeth Vasiliou

Officer: Robin Hodgetts 292366

Prior approval not required on 29/11/13 DELEGATED

BH2013/03688

113 Valley Drive Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.61m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.65m.

Applicant: Mr & Mrs Philippe Epifanoff

Officer: Sonia Gillam 292265

Prior approval not required on 02/12/13 DELEGATED

BH2013/03689

113 Valley Drive Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.38m, for which the maximum height would be 3.58m, and for which the height of the eaves would be 2.52m.

Applicant: Mr & Mrs Philippe Epifanoff

Officer: Sonia Gillam 292265

Prior approval not required on 02/12/13 DELEGATED

BH2013/03789

21 Clermont Road Brighton

Certificate of Lawfulness for existing use solely as a residential dwelling.

Applicant: Mr & Mrs A Atkinson

Officer: Liz Arnold 291709

Approved on 06/12/13 DELEGATED

1) UNI

On the balance of probability, the whole property has been occupied as a residential use continually for a period of more than 4 years.

EAST BRIGHTON

BH2012/03364

1 Manor Road Brighton

Demolition of existing chapel, garages and extensions to Villa Maria and St Augustine's buildings. Change of use from convent boarding house (Sui generis) and refurbishment of existing buildings Villa Maria and St Augustine's to provide 16no. flats. Erection of 6no. new buildings ranging from 2no. to 3no. storeys providing 22no. houses and 8no. flats. A total of 46no. dwellings to be created with associated car and cycle parking, landscaping and other works including ecological enhancements.

Applicant: Guinness Developments Ltd

Officer: Anthony Foster 294495

Approved after Section 106 signed on 11/12/13 COMMITTEE

1) UNI

No development shall commence until full 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.

2) UNI

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

of the new build residential units shall not commence until:

(a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and

(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

3) UNI

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

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include green wall details, the number and type of bat boxes, and bird boxes. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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.

5) UNI

No development shall take place until a scheme for the provision of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in strict accordance with the approved details and timetable agreed.

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.

6) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the intended boundary wall and doors and gates (none should open out across the public highway).

Reason: In the interest of highway safety and to enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies TR7, QD2 and QD15 of the Brighton & Hove Local Plan.

7) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections, clearances, gradients, radius's, vehicle swept-path analysis and constructional details of the proposed road[s], surface water drainage, outfall disposal and street lighting are to be provided to the Planning Authority and be subject to its approval. The Highway Authority would wish to see the roads within the site that are not to be offered for adoption are constructed to standards at, or at least close to, adoptable standards.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with policy TR7 of the Brighton & Hove Local Plan.

8) 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 prior to the commencement of construction. The plan shall also include measures to minimise the impact deliveries and servicing have on the transport network. All deliveries and servicing shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the vehicles that service and deliver to 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 QD27, SU10, and TR7 of the Brighton & Hove Local Plan.

9) UNI

No works shall take place until a Method Statement and Specification of Works for the retention, protection and repair of all boundary walls during construction works (except those hereby approved to be demolished) have been submitted to and agreed in writing by the Local Planning Authority

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area in accordance with policies QD14 and HE6 of the Brighton & Hove Local Plan.

10) 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.

11) 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.

12) UNI

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

13) UNI

Notwithstanding the submitted drawings, the development hereby approved shall not be occupied until full details of the terraces to the first floor roof level, and ground floor balconies have been submitted to and approved in writing by the Local Planning Authority, these details are to include screening, extent of usable area, and balustrade. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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.

14) UNI

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

15) UNI

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

- (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:
- (ii) A commitment to reduce carbon emissions associated with business and commuter travel:
- (iii) Increase awareness of and improve road safety and personal security:
- (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:
- (v) Identify targets focussed on reductions in the level car use:
- (vi) Identify a monitoring framework, which shall include a commitment to undertake an annual travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:

(vii) Following the annual survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:

(viii) Identify someone to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

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

16) 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.

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	EX_001		26/10/2012
Existing Site Plan	EX_002		26/10/2012
Existing Floor Plans Basement Floor Plan	EX_003	A	26/10/2012
Existing Floor Plans Ground Floor Plan	EX_004	A	26/10/2012
Existing Floor Plans First Floor Plan	EX_005	A	26/10/2012
Existing Floor Plans Second Floor Plan	EX_006	A	26/10/2012
Existing Floor Plans Third Floor Plan	EX_007	A	26/10/2012
Existing Floor Plans Roof Plan	EX_008	A	26/10/2012
Existing Elevations St Augustines - Block D	EX_009	A	26/10/2012
Existing Elevations Villa Maria - Block C	EX_010	A	26/10/2012
Existing Elevation Site Elevations	EX_011		26/10/2012
Geotech Survey	1 of 1		26/10/2012
Site Plan Roof Plan	PL_001	A	26/10/2012
Site Plan Ground Floor Layout	PL_002	C	26/10/2012
Block A Floor Plans	PL_003	A	26/10/2012
Blocks B & C Floor Plans	PL_004	B	26/10/2012
Blocks D & E1-10 Floor Plans	PL_005	B	26/10/2012
Blocks D & E1-10 Floor Plans	PL_006	A	26/10/2012
Blocks D & E1-10 Floor Plans	PL_007		26/10/2012
Block E Units E11-E20 Floor Plans	PL_008	A	26/10/2012
Block E Units E11-E20 Floor Plans	PL_009	A	26/10/2012
Block A Elevations	PL_010	A	26/10/2012
Blocks B & C Elevations	PL_011	A	26/10/2012
Block D Elevations	PL_012	A	26/10/2012

Block E Elevations (E1-E5)	PL_013	A	26/10/2012
Block E Elevations (E6-E10)	PL_014	A	26/10/2012
Block E Elevations (E11-E16)	PL_015	A	26/10/2012
Block E Elevations (E17-E20)	PL_016	A	26/10/2012
Site Elevations	PL_017	A	26/10/2012
Site Sections	PL_018	B	26/10/2012

18) 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 alteration or replacement of any window, door or roof on any elevation, nor the addition of a front porch, nor any change to front boundaries, nor the demolition or alteration of any chimney other than that expressly authorised by this permission shall be carried out.

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

19) UNI

The new dwellings shall be constructed to Lifetime Homes standards.

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.

20) 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.

21) UNI

No cables, wires, aerials, pipework, meter boxes or flues shall be fixed to any elevation facing a highway.

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

22) UNI

All replacement windows to Villa Maria and St Augustines shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

23) UNI

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted, including windows and sills, 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.

24) 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.

25) UNI

No development shall commence until details of a mitigation strategy to ensure nesting birds and roosting bats are not disturbed during the demolition and construction phases of the development hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To 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.

26) UNI

No development shall commence 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 of which a minimum of one-third of the trees shall be medium to heavy standard, 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.

BH2013/01654

22 -23 St Georges Road Brighton

Alterations to shopfront including installation of UPVC automatic swing doors to entrance, new entrance ramp with step and colour alterations to shopfront.

Applicant: The Co-operative Group

Officer: Chris Swain 292178

Refused on 27/11/13 DELEGATED

1) UNI

The development would result in a reduction in the width of the adopted highway. Insufficient width remains to allow pedestrians to pass freely on the footway, resulting in an increased danger to users of the public highway. As such, the proposal fails to comply with policies TR7, TR8 and TR13 of the Brighton & Hove Local Plan.

2) UNI2

The proposed steel railings by reason of their inappropriate, utilitarian design and excessive scale would result in an unsympathetic and overly dominant alteration that would harm the appearance and character of the building, the street scene and the wider East Cliff Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed uPVC doors and associated panelling by reason of their material

and detailing would detract from the appearance and character of the building, the street scene and the wider East Cliff Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shopfronts (SPD02).

BH2013/02106

Court Royal Mansions 1 Eastern Terrace Brighton

Conversion of lower ground floor storage area into 1no one bedroom flat, pitched roof extension to create 1no two bedroom flat, alterations to main entrance and window openings and associated works.

Applicant: Court Royal Mansions Ltd

Officer: Sue Dubberley 293817

Refused on 06/12/13 DELEGATED

1) UNI

The application fails to demonstrate that the lower ground floor flat would receive adequate natural light. In addition it is considered that the units would have a poor outlook onto the under pavement vaults, leading to a sense of enclosure. 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.

2) UNI2

The proposed two dormers are of differing designs and are both poorly designed. Cumulatively the dormers would dominate the appearance of the roof rather than appearing as sympathetic additions to the roof and would harm the appearance and character of the listed building and the East Cliff Conservation Area. The development is therefore contrary to policies HE1, HE6, QD1 and QD14 of the Brighton & Hove Local plan and the guidance set out in SPD12 'Design guide for extensions and alterations'.

3) UNI3

The proposed rooflights on the conical roof by virtue of their size and appearance would be unsympathetic additions to the proposed roof and would also result in a cluttered appearance that would harm the appearance and character of the listed building and the East Cliff Conservation Area. The development is therefore contrary to policies HE1, HE6, QD1 and QD14 of the Brighton & Hove Local plan and the guidance set out in SPD12 'Design guide for extensions .

4) UNI4

The proposed cycle parking has been at lower ground level in under pavement vaults is not practical as it would require a bicycle to be carried down a flight of stairs. The development is therefore contrary to policy TR14 which seeks to ensure cycle parking is convenient to use.

BH2013/02107

Court Royal Mansions 1 Eastern Terrace Brighton

Conversion of lower ground floor storage area into a 1 no. one bedroom flat. Pitched roof extension to create 1 no. two bedroom flat. Alterations to main entrance and window openings and associated works.

Applicant: Court Royal Mansions Ltd

Officer: Sue Dubberley 293817

Refused on 06/12/13 DELEGATED

1) UNI

The proposed two dormers are of differing designs and are both poorly designed and fail to respect the character of the listed building. Cumulatively the dormers would dominate the appearance of the roof rather than appearing as sympathetic additions to the roof and would harm the appearance and character of the listed

building. The development is therefore contrary to policies HE1 of the Brighton & Hove Local plan.

2) UNI2

The proposed rooflights on the conical roof by virtue of their size and appearance would be unsympathetic additions to the proposed roof and would also result in a cluttered appearance that would harm the appearance and character of the listed building. The development is therefore contrary to policies HE1 of the Brighton & Hove Local plan.

3) UNI3

The application fails to provide sufficient information to allow a full assessment of the proposed new basement window with no proper elevation shown of the window in situ. In the absence of further details it is considered that the application fails to demonstrate that the new window would not harm the appearance and character of the listed building. The development is therefore contrary to policies HE1 of the Brighton & Hove Local plan.

BH2013/02996

Whitehawk Football Club Enclosed Ground East Brighton Park Wilson Avenue Brighton

Replacement of floodlight luminaries.

Applicant: Whitehawk Football Club

Officer: Jonathan Puplett 292525

Approved on 27/11/13 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 floodlighting hereby approved shall only be in use between the hours of 14:00 and 23:00 daily. Reason: To restrict impact upon biodiversity, to safeguard the amenities of the occupiers of adjoining properties and to comply with policies NC4, QD17, QD18, QD25 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	(01) 01-01		09/01/2013
COVERING LETTER			12/09/2013
LIGHTING STUDY	LD7847		30/08/2013
LAMP SPECIFICATION	NMN2000HQI-T/645		30/08/2013

BH2013/03002

2 Chichester Place Brighton

Replacement of tiling to front entrance.

Applicant: Juliette Wright

Officer: Wayne Nee 292132

Approved on 25/11/13 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.

BH2013/03181

Peter Pan's Adventure Golf Madeira Drive Brighton

Remodelling of existing adventure golf course to provide 2 x 18 hole courses including a raised level with 4 holes.

Applicant: Angus Wright

Officer: Wayne Nee 292132

Approved on 11/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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 September 2013
Proposed sections	13/495/06	C	09 December 2013
Proposed 3D views	13/495/07	A	16 October 2013
Ground level plan	13/495/08	C	09 December 2013
Upper level plan	13/495/09	C	09 December 2013
Existing plan & section	13/495/10	A	16 October 2013

BH2013/03405

St Marys Hall Eastern Road Brighton

Installation of CCTV system incorporating external wall mounted cameras and associated wiring and installation of 2no maximum 6.5 metre high masts with cameras.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 09/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 CCTV cameras hereby approved which are no longer required shall be removed from the site and the land or buildings made good.

Reason: In order to prevent unnecessary visual clutter on the land or buildings and to comply with Policy QD27 of the Brighton and 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	AL600	Rev K	11.10.13
Site Block Plan locates CCTV Cameras	AL601	Rev J	11.10.13
CCTV Camera details	CO.01	Rev P2	14.10.13
CCTV Camera Operational Requirement Document Updated 09.09.13			07.10.13
Design and Access Statement		Revision A	14.10.13

BH2013/03406

St Marys Hall Eastern Road Brighton

Installation of CCTV system incorporating internal wall mounted cameras and associated wiring to lower ground and ground floors of main building.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 09/12/13 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 CCTV cameras hereby approved which are no longer required shall be removed from the building and the walls and internal surfaces made good.

Reason: To minimise unnecessary visual clutter and 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.

BH2013/03408

Flat 2 115-116 Marine Parade Brighton

Internal alterations to layout of flat. (Retrospective)

Applicant: Mr Pryke

Officer: Sue Dubberley 293817

Approved on 04/12/13 DELEGATED

1) BH01.05

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

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

BH2013/03466

Top Floor 4 Portland Place Brighton

Replacement of 6no windows at the second and top floor front elevation.

Applicant: Joanne Dunn
Officer: Sonia Gillam 292265
Refused on 04/12/13 DELEGATED

1) UNI

The replacement windows, by virtue of their design, frame and glazing bar profile and, in the case of 'window 6', material, would have an adverse impact on the historic and architectural merit of the Grade II Listed Building, and also on the group of buildings of which it is part. Furthermore, the proposal would fail to preserve or enhance the character or appearance of the East Cliff Conservation Area. The proposal is thereby contrary to policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan, and the Council's Supplementary Planning Guidance documents SPD09 Architectural Features and SPD12 Design guide for Extensions and Alterations.

BH2013/03486

Flats 5 & 6 5-6 Clarendon Terrace Brighton

Internal alterations to layout of flats incorporating removal of spiral staircase connecting flats 5 and 6 and reinstatement of floor to separate the two flats.

Applicant: Eleanor Harries
Officer: Andrew Huntley 292321

Approved on 02/12/13 DELEGATED

1) BH01.05

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

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

2) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.

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

BH2013/03560

2 St Marys Square Brighton

Replacement of all windows and doors to the front and rear. Relocation and replacement of front door.

Applicant: Jean Haining
Officer: Andrew Huntley 292321

Approved on 03/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			18.10.2013
Block Plan			18.10.2013
Rear Doors			18.10.2013

Window Schedule			18.10.2013
Window Detail			18.10.2013
Double Door Detail			18.10.2013
Existing and Proposed Ground Floor Plan			18.10.2013
Existing and Proposed Elevations			18.10.2013

BH2013/03644

37 Upper Abbey Road Brighton

Loft conversion incorporating rear dormer and 2no rooflights to front. (Retrospective)

Applicant: David Phillips

Officer: Emily Stanbridge 292359

Refused on 06/12/13 DELEGATED

1) UNI

The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the roof slope of the property that would adversely affect the character and appearance of the dwelling. In addition the roof lights to the front elevation are drawn inaccurately and do not align with the fenestration below. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

HANOVER & ELM GROVE

BH2013/02841

The Phoenix Wellesley House 10-14 Waterloo Place Brighton

Display of externally illuminated screen mesh scaffolding shroud. (Retrospective)

Applicant: The Phoenix Brighton

Officer: Jonathan Puplett 292525

Refused on 02/12/13 DELEGATED

1) UNI

The proposed continued display of a large advertising shroud beyond a strictly temporary period during the course of development works, in the absence of a current planning permission for works to the building, and in the absence of sufficient evidence to demonstrate the construction works are to take place along with their duration, is considered to represent an overly prominent advertisement which would harm the appearance of the application property, the character of the Valley Gardens Conservation Area, and the setting of listed buildings in the vicinity of the application site including Grade II* Listed St Peter's Church. The proposal is therefore considered to be contrary to policies QD13 and HE9 of the Brighton & Hove Local Plan and to the guidance set out in SPD07.

BH2013/02995

131 Islingword Road Brighton

Conversion of existing public house (A4) to form 1no two bed and 1no three bed dwelling including erection of new front garden wall, formation of light wells to front and rear elevations, alterations to fenestration and associated works.

Applicant: CIP (Hampstead) Ltd

Officer: Wayne Nee 292132

Approved on 22/11/13 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
Existing site plan	E01		03 September 2013
Existing plans	E02		30 August 2013
Existing elevations	E03		30 August 2013
Proposed site plan	P01		30 August 2013
Proposed plans	P02	A	01 October 2013
Proposed elevations	P03		03 September 2013
Existing pubs	P04		10 October 2013

3) UNI

The reinstated entrance door to the northern unit (Unit 2) hereby permitted shall exactly match the design and detailing of the existing doors.

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

4) UNI

The new 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 to households and to comply with policy TL013 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

No development shall take place until full details, including a 1:20 drawing, of the boundary wall hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The boundary wall shall have a short pillar at each corner with pillar caps, to match exactly the street scene. 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.

7) UNI

Notwithstanding the submitted details, 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 not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall include an EST Home Energy Report, and how the development would reduce water consumption and minimise surface water run-off. 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

No development shall take place until full details of the two additional light wells have been submitted to and approved in writing by the Local Planning Authority, including the material and finish for the covering and what the adjacent paved surface will be formed of. 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.

BH2013/03673

101 Queens Park 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 6m, for which the maximum height would be 2.35m, and for which the height of the eaves would be 2.15m.

Applicant: Mr and Mrs Hopkins

Officer: Chris Swain 292178

Prior approval not required on 09/12/13 DELEGATED

HOLLINGDEAN & STANMER

BH2013/03414

6 Woodview Close Brighton

Erection of two storey side and rear extension.

Applicant: Mrs Susan Mills

Officer: Robin Hodgetts 292366

Refused on 03/12/13 DELEGATED

1) UNI

1. The proposed extension by reason of its design, siting and proximity to the boundary would lead to the dwelling appearing overextended and of an unusual form and would result in the development having an adverse visual impact on the appearance and character of the existing property which would be obtrusive and highly visible in the street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

BH2013/03510

Units 1A-3 Pavilion Retail Park Lewes Road Brighton

Formation of new entrance areas incorporating installation of new shopfronts to east elevation, vehicle entrance doors to south elevation, re-cladding and reconfiguration of car parking.

Applicant: Aviva Investors Ltd

Officer: Sue Dubberley 293817

Approved on 11/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	1149-030		15/10/2013
Existing block plan	1149-031		15/10/2013
Existing plans	1149-032		15/10/2013
Proposed plans	1149-033	A	25/11/2013

MOULSECOOMB & BEVENDEAN

BH2013/02720

17 Eastbourne Road Brighton

Erection of two storey rear extension.

Applicant: Gary Ablewhite

Officer: Anthony Foster 294495

Refused on 10/12/13 DELEGATED

1) UNI

The scale of the proposal would result in overly large and bulky addition, which do not relate well to the existing dwelling by reason of the flat roof design, width, depth and height, and the scheme would result in an overextended appearance to the property. The two-storey element would also create an awkward arrangement at the junction where the proposed flat roof would meet the existing pitched roof over the main dwelling. Therefore, the proposal is unacceptable in terms of design and would be harmful to the character and appearance of the host dwelling and the wider area. As such, the proposal is contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

2) UNI2

The proposed extension, by reason of its height, massing, bulk and siting, would lead to an increased sense of enclosure to the neighbouring occupiers and would have an overbearing impact leading to a loss of residential amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2013/03300

77 Moulsecoomb Way Brighton

Display of 1no internally illuminated fascia sign and 1no internally illuminated wall mounted sign.

Applicant: Mr Nasser Bandar

Officer: Andrew Huntley 292321

Refused on 10/12/13 DELEGATED

1) UNI

In the absence of detailed elevation drawings, the accuracy and detail of the photomontages submitted are insufficient to fully assess the impact of the proposed signage on visual amenity and the character of the area. As such, the

proposal is contrary to the requirements of policies QD12 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 07 'Advertisements'.

2) UNI2

Notwithstanding the first reason for refusal, the proposed advertisements would, by virtue of their number, siting in relation to the existing shopfront and unsympathetic design, size and bulk, would result in a proliferation of extraneous visual clutter and detract from the character and appearance of the area to the detriment of local amenity. In addition, the internal illumination of these advertisements at 2000cd/m² would exacerbate the harm caused. Therefore, the proposals are contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

3) UNI3

Notwithstanding the first reason for refusal, the proposed advertisements should not exceed 1600cd/m² in the interests of highway safety and to comply with guidance from the Institute of Lighting Engineers (Technical Report No.5 - The Brightness of Illuminated Advertisements). The proposed signs, with a luminance of 2000cd/m² would be detrimental to highway safety, especially having regard to the pedestrian crossing adjacent to the building. Therefore, the proposals are contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2013/03718

57 Staplefield Drive Brighton

Installation of platform lift to front garden.

Applicant: Jeffrey Rye

Officer: Emily Stanbridge 292359

Approved on 10/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 works hereby permitted shall be implemented only on behalf of Mr. Jeffrey Rye. The platform lift shall be wholly removed from the premises within 3 months of the cessation of occupation of 57 Staplefield Drive by Mr Jeffrey Rye.

Reason: This permission is granted exceptionally in view of the personal circumstances of the occupier to the property and to protect the character and appearance of the property and wider street scene in accordance with 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 map			30.10.2013
Ramped access	1239/1-01		30.10.2013
Platform lift	1239/1-02		30.10.2013

QUEEN'S PARK

BH2013/01911

Brighton College Eastern Road Brighton

Report from: 21/11/2013 to: 11/12/2013

Construction of permanent access road from Walpole Road for fire tender vehicle access only and new wrought iron gates to boundary wall/railings on Walpole Road.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 10/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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

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.

4) UNI

Prior to the restoration of the sections of boundary wall hereby permitted to be removed, a sample panel to include brickwork, flintwork, lime mortar and jointing details shall be erected in situ for inspection and approval in writing by the Local Planning Authority. The work to each section of the boundary wall should be carried out in accordance with the agreed sample panels.

Reason: To ensure the satisfactory reinstatement and preservation of this Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall not be commenced until full details of the Gerda lock have been submitted to and approved in writing by the Local Planning Authority. These lock shall be fully installed prior to the use of the access, and shall thereafter be retained for use at all times.

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

6) UNI

The access hereby approved shall only be used by the emergency services and by no other vehicle.

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

7) UNI

All existing brickwork, flints and other historic features of the wall hereby permitted to be removed shall be carefully removed where possible and then cleaned and stored in a safe dry place until ready for reinstatement. Where necessary any new materials shall match as closely as possible the existing materials to be reinstated.

Reason: To ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	00 064	P0	03/06/2013
Existing Access to Walpole Road	05 110	P1	03/06/2013
Proposed Access to Walpole Road	05 111	P1	03/06/2013
Detail Elevations & Sections Existing Consented Condition	02 065	P1	03/06/2013
Contextual Elevation, East - Existing, During Construction and Post Completion, Including proposed fire tender access gate		P2	22/10/2013
Section Through Existing Ramp and Steps	02 066	P1	03/06/2013
Section Through Existing Terraced Bank	02 067	P1	03/06/2013
Fire Tender Access, Layout Plan Proposed Gate and Ramp	01 074	P2	22/10/2013
Fire Tender Access, Layout Detail Elevations & Sections Proposed Gate and Ramp	02 075	P2	22/10/2013
Section Through Ramp Retaining Wall	02 077	P2	22/10/2013
Section Trough Proposed Ramp	02 076	P1	03/06/2013
Proposed Fire Tender Access Ramp Site Plan	1180 DRG 900 [T3]		03/06/2013
Proposed Fire Tender Access Ramp Site Plan	1180 DRG 901 [T3]		03/06/2013

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.

BH2013/01912

Brighton College Eastern Road Brighton

Construction of permanent access road from Walpole Road for fire tender vehicle access only and new wrought iron gates to boundary wall/railings on Walpole Road.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 10/12/13 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 restoration of the sections of boundary wall hereby permitted to be removed, a sample panel to include brickwork, flintwork, lime mortar and jointing details shall be erected in situ for inspection and approval in writing by the Local Planning Authority. The work to each section of the boundary wall should be carried out in accordance with the agreed sample panels.

Reason: To ensure the satisfactory reinstatement and preservation of this Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

All existing brickwork, flints and other historic features of the wall hereby permitted to be removed shall be carefully removed where possible and then cleaned and stored in a safe dry place until ready for reinstatement. Where necessary any new materials shall match as closely as possible the existing materials to be reinstated.

Reason: To ensure the satisfactory preservation of this Grade II Listed boundary wall and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2013/02647

Stag Inn 33 Upper Bedford Street Brighton

Application for approval of details reserved by conditions 6-14 inclusive of application BH2013/01403.

Applicant: PGIS Ltd

Officer: Jonathan Puplett 292525

Split Decision on 05/12/13 DELEGATED

1) UNI

The sustainability certificates required by condition 9 have not been submitted.

BH2013/02753

Second Floor Tremayne 21 St James Avenue Brighton

Conversion of 2no bed-sitting rooms to form 1no one bedroom flat on second floor.

Applicant: Bayleaf Homes Ltd

Officer: Jonathan Puplett 292525

Approved on 25/11/13 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 PLAN			09/08/2013
BLOCK PLAN			09/08/2013
EXISTING AND PROPOSED FLOOR PLANS			09/08/2013

BH2013/03308

Montague House Montague Place Brighton

Alterations to existing car park including erection of a cycle shelter, revised layout and resurfacing.

Applicant: Brighton & Hove City Council Property & Design

Officer: Jonathan Puplett 292525

Approved on 27/11/13 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 AND BLOCK PLAN	001		27/09/2013
EXISTING FLOOR AND CAR PARK PLANS	300		02/10/2013
PROPOSED FLOOR AND CAR PARK PLANS	301	B	25/11/2013
EXISTING AND PROPOSED EAST ELEVATION	302		02/10/2013
EXISTING AND PROPOSED SOUTH ELEVATION	303	A	25/11/2013
CYCLE SHELTER DETAILS			27/09/2013
CYCLE STAND DETAILS			27/09/2013

BH2013/03319

48 Richmond Street Brighton

Certificate of Lawfulness for proposed single storey rear extension to replace existing extension.

Applicant: Dan and Cath Jurkovic

Officer: Chris Swain 292178

Approved on 27/11/13 DELEGATED

BH2013/03370

16 Old Steine Brighton

Display of externally illuminated fascia signs and non illuminated projecting signs.

Applicant: G S Sub Ltd

Officer: Adrian Smith 290478

Approved on 02/12/13 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The fascia panels, lettering and hanging signs shall have a matt finish and be retained as such thereafter.

Reason: To safeguard the appearance and character of the area in accordance with policies QD12 & HE9 of the Brighton & Hove Local Plan.

BH2013/03451

25 West Drive Brighton

Installation of rooflights to side and rear.

Applicant: Mr & Mrs Boyd Wilkins

Officer: Chris Swain 292178

Approved on 04/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing ground, first and roof plan, existing elevations, location and block plans	1172013/01		9 October 2013
Proposed ground, first and second floor plans	1172013/02	A	7 November 2013
Proposed roof conversion and internal alterations	1172013/03	A	3 December 2013

BH2013/03764

25-28 St James's Street Brighton

Non material amendment to BH2010/02012 to change sliding doors on each elevation to side hung casement to comply with lifetime homes, disabled access, secured by design and code level.

Applicant: Denne Construction

Officer: Jonathan Puplett 292525

Approved on 11/12/13 DELEGATED

ROTTINGDEAN COASTAL

BH2013/01909

126 Westfield Avenue North Saltdean Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 7, 9, 11, 14 and 15 of application BH2009/02176.

Applicant: Robert Lawrence

Officer: Anthony Foster 294495

Approved on 29/11/13 DELEGATED

BH2013/02537

Flat 6 Princes Mansions 31 Sussex Square Brighton

Installation of railings to enclose balcony to rear elevation.

Applicant: 31 Sussex Square Ltd

Officer: Jonathan Puplett 292525

Refused on 22/11/13 DELEGATED

1) UNI

The installation of the proposed railings would form a balcony area, use of which would cause noise and disturbance to occupants of the neighbouring residential units in the immediate vicinity of the property such as those of the flats directly above and below within the application building. The proposed development would cause significant harm to neighbouring amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/02538

Flat 6 Princes Mansions 31 Sussex Square Brighton

Installation of railings to enclose balcony to rear elevation.

Applicant: 31 Sussex Square Ltd

Officer: Jonathan Puplett 292525

Approved on 22/11/13 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 railings hereby approved shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

Notwithstanding the details shown in the approved drawings, no works shall take place until a revised drawing has been submitted to and approved in writing by the Local Planning Authority showing the railings fixed to the top of the parapet wall. Works shall be carried out in accordance with the details shown in the approved revised drawing and shall be retained as such thereafter.

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

BH2013/03106

Pavillion Bristol Place Brighton

Application for approval of details reserved by conditions 6 and 8 of application BH2013/01194.

Applicant: Anthony Dale Trust

Officer: Sue Dubberley 293817

Approved on 21/11/13 DELEGATED

BH2013/03195

Flat 2 33 Sussex Square Brighton

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2012/03468

Applicant: Michael Richardson

Officer: Liz Arnold 291709

Approved on 21/11/13 DELEGATED

BH2013/03361

Bush Mews Arundel Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 10no residential units.

Applicant: Liam Russell Architects
Officer: Christopher Wright 292097

Prior Approval is required and is refused on 02/12/13 DELEGATED

1) UNI

The change of use 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).

2) UNI2

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

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Existing Location and Block Plan	0889-PA-000		01/10/2013
Existing Floor Plan	0889-PA-001		01/10/2013
Existing Elevations and Section and Artist Impressions	0889-PA-002		01/10/2013
Existing Solar on Site	0889-PA-003		01/10/2013
Proposed Location & Block Plan & Ground Floor Plan & First Floor Plan	0889-PA-010		01/10/2013
Proposed Elevations and Sections	0889-PA-011		01/10/2013
Proposed Solar on Site	0889-PA-012		01/10/2013
Transport Statement			01/10/2013
GroundSure Data	GS-1076557		01/10/2013

BH2013/03382

Norton Cottage The Green Rottingdean Brighton

Alterations to front elevation including enlargement of existing balcony incorporating glazed balustrading, installation of new entrance doors and replacement of garage door with a window.

Applicant: Mr & Mrs C Mears
Officer: Wayne Nee 292132

Refused on 27/11/13 DELEGATED

1) UNI

The proposed enlargement of the balcony would be an inappropriate alteration to an existing non-traditional feature of the property. Its prominence, form, design and materials would have a significantly harmful impact on the historic character of the Rottingdean Conservation Area. Furthermore, the proposed uPVC fenestration, by reason of their chunky material, would be inappropriate modern additions to the property. The proposal is therefore contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed enlargement of the balcony, due to its extended depth and its location close to the neighbouring boundary of The Grange to the south, would represent an un-neighbourly and overbearing addition for nearby residents by reason of increased overlooking and loss of privacy towards the front elevation windows of this neighbouring property. 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.

BH2013/03398

21 Lenham Road West Brighton

Demolition of existing dwelling and garage and erection of 4 bed detached dwelling.

Applicant: Mr Nick Wells

Officer: Chris Swain 292178

Refused on 10/12/13 DELEGATED

1) UNI

The proposed dwelling by reason of its design, scale, massing, bulky roof form and the excessive size of the front rooflight, would result in the development appearing overly dominant and obtrusive within the street scene. The proposal would relate poorly to the existing built form within the locality and, as such, would detract significantly from the character and appearance of the surrounding area, contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development by virtue of the increase in height, depth and bulk, and its close proximity to the adjoining property, No.19 Lenham Road West, would be an unneighbourly form of development resulting in an unacceptably overbearing impact and a detrimental sense of enclosure to this property. As such the proposal is contrary to policy and QD27 of the Brighton & Hove Local Plan.

BH2013/03413

19 Lustrells Vale Brighton

Erection of two storey rear extension.

Applicant: Katie Balls

Officer: Chris Swain 292178

Refused on 05/12/13 DELEGATED

1) UNI

The proposed addition, by reason of scale, design, roof form, bulk and height would result in an unsympathetic and overly dominant addition that relates poorly to the existing building and detracts from the appearance and character of the property 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 (SPD12).

2) UNI2

The proposed first floor windows and rooflights to the side and rear at first floor level would result in significant overlooking and loss of privacy towards the adjoining properties, Nos. 17 and 21 Lustrells Vale and their respective gardens. 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).

BH2013/03542

40 Saltdean Drive Brighton

Formation of hardstanding with steps to side including demolition of front

boundary wall to create vehicle access.

Applicant: Mark Washington

Officer: Jonathan Puplett 292525

Approved on 10/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

The new crossover and access shall be constructed prior to the first use of the hardstanding hereby permitted.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 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 AND SITE PLAN			15/10/2013
BLOCK PLAN			15/10/2013
EXISTING AND PROPOSED ELEVATIONS	003		15/10/2013
EXISTING AND PROPOSED ELEVATIONS	004		15/10/2013
EXISTING FLOORPLAN	005		15/10/2013
PROPOSED FLOORPLAN	006		21/11/2013

BH2013/03679

35 Victory Mews The Strand Brighton Marina Brighton

Certificate of Lawfulness for proposed conversion of garage into habitable room with associated alterations to front fenestration.

Applicant: Mr John Dennington

Officer: Adrian Smith 290478

Approved on 02/12/13 DELEGATED

BH2013/03792

82 Eley Drive Rottingdean Brighton

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

Applicant: Colin Aitken

Officer: Adrian Smith 290478

Approved on 02/12/13 DELEGATED

WOODINGDEAN

BH2013/02651

Phase 6 Woodingdean Business Park Sea View Way Brighton

Application for Approval of Details Reserved by Conditions 9, 10, 16 and 17 of application BH2012/03050.

Applicant: Nick Kay

Officer: Andrew Huntley 292321

Approved on 02/12/13 DELEGATED

BH2013/03307

14 Briarcroft Road Brighton

Erection of a single storey side extension with a pitched roof.

Applicant: Mr Cranfield

Officer: Robin Hodgetts 292366

Refused on 25/11/13 DELEGATED

1) UNI

Notwithstanding inaccuracies on the submitted plans the proposed extension by reason of its excessive footprint, scale, siting and design in relation to the existing property is considered to form an uncharacteristic and inappropriate addition which would cause an overly extended appearance to the property. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

BH2013/03464

137 Crescent Drive North 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 3m, and for which the height of the eaves would be 2.3m.

Applicant: Mr & Mrs Zaidi

Officer: Chris Swain 292178

Prior approval not required on 21/11/13 DELEGATED

BH2013/03489

11 Midway Road Brighton

Erection of a single storey rear extension with a pitched roof and associated external alterations including erection of raised timber decking to side and rear elevations with balustrade and steps down to rear garden.

Applicant: FCM Renovations Limited

Officer: Adrian Smith 290478

Refused on 25/11/13 DELEGATED

1) UNI

The proposed rear extension and terrace, by virtue of their scale and depth, would result in a dominating and enclosing presence on the rear aspect to No.9 Midway Road and would afford intrusive views into the rear garden and windows of 128 Warren Road, thereby resulting in a significant loss of amenity exacerbated by the level change through the site, contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan.

BH2013/03575

80 Crescent Drive North Brighton

Erection of two storey rear extension incorporating balconies at ground and first floor level and hip to gable roof extension with 4no dormers.

Applicant: Mr & Mrs Ous

Officer: Adrian Smith 290478

Refused on 27/11/13 DELEGATED

1) UNI

The proposed extensions, by virtue of their design, scale and massing at the rear of the building, represent excessively bulky and harmful additions that would fail to respect the design, scale and proportions of the host building detracting from its appearance and that of the wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

2) UNI2

The proposed rear extension, side dormer windows and balconies, by virtue of their scale, position, design and massing, would have an oppressive and overbearing impact for occupiers of adjacent properties resulting in a loss of outlook and privacy, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/03907

565 Falmer Road Brighton

Certificate of lawfulness for proposed single storey side extension to replace existing garage with associated roof alterations.

Applicant: Heather McCready

Officer: Adrian Smith 290478

Approved on 05/12/13 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/01412

Flat 2 6 Brunswick Terrace Hove

Damp proofing works to existing coal sheds and new drainage to alleyway and coal sheds.

Applicant: Mr John Harwood

Officer: Helen Hobbs 293335

Approved on 29/11/13 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 external finishes of the floors 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.

3) UNI

Notwithstanding the submitted drawings the replacement inspection cover, as identified on drawing no. 1246 PO2A, shall be cast iron.

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

BH2013/02205

Brighton & Hove Progressive Synagogue 6 Lansdowne Road Hove

Demolition of existing building with retention of front facade.

Applicant: Brighton & Hove Progressive Synagogue

Officer: Christopher Wright 292097

Approved on 21/11/13 DELEGATED

1) BH01.04

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) BH12.08

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following

commencement of demolition in accordance with a scheme for which planning permission has been granted.

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

BH2013/03019

Garage South of 30 Farm Road Hove

Erection of one bedroom house to replace existing garage.

Applicant: Sunland Properties Ltd

Officer: Liz Arnold 291709

Approved on 27/11/13 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, 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 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.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed within the east or north elevations 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 staircase windows in the 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 stairs, 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 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.

6) 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.

7) UNI

Unless otherwise agreed in writing, and other than the provision of an entrance level WC, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to first occupation and shall be retained as such thereafter.

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

8) UNI

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

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

9) UNI

The 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.

10) 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.

11) 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 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 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.

13) 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.

14) UNI

The development hereby permitted shall be undertaken in accordance with the Demolition Statement and Construction and Demolition Waste Statement received on the 30th August 2013 and the Waste Minimisation Statement received on the 2nd October 2013 and the

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

15) 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.

16) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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.

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			2nd October 2013
Block Plan			2nd October 2013
Existing Elevations	Ref 001/01-65BP- FR-		2nd October 2013
Existing Plan (Garage)	Ref 001-65BP-FR-		30th August 2013

Proposed Ground Plan, First Floor Plan	Ref 002-65BP-FR. AMN2		21st 2013	November
Proposed Foundation Plan, Proposed Roof Plan	Ref 003-65BP-FR. AMN1		19th 2013	November
Front Elevation, Side Elevation	Ref 004-65BP-FR. AMN2		21st 2013	November
Section A, Rear Elevation	Ref 005-65BP-FR. AMN2		21st 2013	November
Details 1, 2, 3, 4 and 5	Ref 006-65BR-FR. AMN1		19th 2013	November
Details 1	Ref. 006/1, 65BR-FR. AMN1		19th 2013	November
Detail 2	Ref. 006/2, 65BR-FR. AMN1		19th 2013	November
Detail 3	Ref. 006/3, 65BR-FR. AMN1		19th 2013	November
Detail 4	Ref. 006/4, 65BR-FR. AMN1		19th 2013	November
Details 5	Ref. 006/5, 65BR-FR		19th 2013	November
Proposed Sky View	Ref 007-65BP-FR. AMN1		19th 2013	November
Outline of 30 Farm Road to the Proposed Property	Ref 008-65BP-FR. AMN2		21st 2013	November

BH2013/03046

Flat 3 26 Adelaide Crescent Hove

Internal alterations to layout of flat.

Applicant: Mr Brendan Mullee

Officer: Anthony Foster 294495

Approved on 05/12/13 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2013/03226

Flat 1 49 Brunswick Square Hove

Installation of air vent to front elevation. (Retrospective).

Applicant: Dr Robert Towler

Officer: Steven Lewis 290480

Refused on 25/11/13 DELEGATED

1) UNI

1. The vent as installed is visually prominent within the street scene. The alien appearance of the vent, together with its positioning, level of projection and materials/finish is inappropriate to its context and has caused significant harm to the special historical and architectural character and significance of the Grade I Listed Building. The development is thereby contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 'Architectural Features.'

BH2013/03256

Third Floor Flat 54 Lansdowne Place Hove

Internal alterations to layout of flat.

Applicant: Mr E Allision-Wright

Officer: Robin Hodgetts 292366

Approved on 25/11/13 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 new kitchen fittings shall be placed around, and shall not cut through or otherwise disrupt, existing skirtings, covings or other such mouldings.

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

BH2013/03351

Flat 3 1-2 Adelaide Mansions Hove

Internal alterations to layout of flat and replacement of external entrance door.

Applicant: House of Wolf

Officer: Clare Simpson 292454

Approved on 28/11/13 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

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

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

BH2013/03363**Flat 3 1-2 Adelaide Mansions Hove**

Replacement of external entrance door.

Applicant: House of Wolf**Officer:** Clare Simpson 292454**Approved on 28/11/13 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 proposed detail submitted with the application, no works shall take place until full details of the mouldings for proposed new external door including 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy 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 Location Plan			30th September 2013
Block Plan			30th September 2013
Existing and proposed basement floor plan	1355/ 01	A	26th November 2013
Existing and proposed sections	1355/02	A	27th November 2013
Details	1355/03		30th September 2013

BH2013/03381**3-4 Western Road Hove**

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

Applicant: Mr Ahmed El-Ahwal**Officer:** Christopher Wright 292097**Prior Approval is required and is approved on 28/11/13 DELEGATED****CENTRAL HOVE****BH2013/02745****Flat 45 4 Grand Avenue Hove**

Application for Approval of Details Reserved by Condition 2 of application BH2013/00954.

Applicant: Colum Clinton**Officer:** Helen Hobbs 293335**Approved on 04/12/13 DELEGATED**

BH2013/03084

Specsavers Opticians 83 and 84 George Street Hove

Display of illuminated projecting and fascia signs.

Applicant: Specsavers Optical Stores

Officer: Robin Hodgetts 292366

Approved on 21/11/13 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

The advertisements hereby approved shall have an illuminance level of no more

than 600 cd/m². Reason: To safeguard the amenity of neighbouring residents in accordance with policies QD12 and TR7 of the Brighton & Hove Local Plan and SPD07.

BH2013/03085

Specsavers Opticians 83 and 84 George Street Hove

Installation of new shop front.

Applicant: Specsavers Optical Stores

Officer: Robin Hodgetts 292366

Approved on 21/11/13 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 shopfront details	822-PL01	A	26/09/13
Proposed shopfront details	822-PL02	B	14/11/13
Proposed plans	822-PL03		26/09/13
Existing plans and elevations	351/4010		09/09/13

BH2013/03138

Flat 6 29 Tisbury Road Hove

Replacement of existing windows with UPVC double glazed windows to rear elevation.

Applicant: Miss Joanne Withy

Officer: Clare Simpson 292454

Approved on 25/11/13 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
Shaws window specification			18th September 2013
Technical specification: Esteem			1st October 2013
Esteem windows section			1st October 2013
Photo schedule 1 and 2			1st October 2013

BH2013/03324

9 Seafield Road Hove

Installation of metal hand rail to front entrance.

Applicant: Christopher Sullivan

Officer: Robin Hodgetts 292366

Approved on 05/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 railing hereby approved shall be painted black and retained as such thereafter.

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

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			27/09/13
Proposed details	1281/5/	A	21/10/13

BH2013/03417

26 Fourth Avenue Hove

Creation of glazed enclosure to front porch.

Applicant: Mr Edward Telesford

Officer: Christopher Wright 292097

Approved on 03/12/13 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the porch enclosure 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: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			8 Oct 2013
Site Block Plan	1306/C10		8 Oct 2013

Plans & Elevations - as Existing	1306/SR01		8 Oct 2013
Plan & Elevations - as Proposed	1306/C11		8 Oct 2013

BH2013/03430

71 Blatchington Road Hove

Alteration to existing shopfront including relocation of entrance door.

Applicant: Richard Caidlow

Officer: Steven Lewis 290480

Approved on 25/11/13 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			07/10/2013
Block Plan			07/10/2013
Elevations and Floor Plans			07/10/2013

BH2013/03563

119 Church Road Hove

Application for Approval of Details Reserved by conditions 3, 7 and 8 of application BH2013/02074

Applicant: Mr Elvis Kire

Officer: Helen Hobbs 293335

Refused on 11/12/13 DELEGATED

1) UNI

1. Insufficient information has been submitted to demonstrate compliance with condition 7 and as such the requirements of condition 7 have not been met, contrary to policies QD1 and QD16 of the Brighton & Hove Local Plan.

2) UNI2

2. The submitted large scale details of the roof frame are not considered acceptable and as such would not meet the requirements of condition 8, contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/03643

44 Belfast 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 4.9m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 3m.

Applicant: Mr James Hunt

Officer: Steven Lewis 290480

Prior approval not required on 03/12/13 DELEGATED

GOLDSMID

BH2013/03017

56 The Drive Hove

Recovering of flat roof incorporating insulation.

Applicant: Spoolfinder Ltd

Officer: Anthony Foster 294495

Refused on 28/11/13 DELEGATED

1) UNI

The proposed increase in the height of the roof, detailing, and materials would be out of scale with adjoining properties, resulting in an incongruous feature to the detriment of the existing building, and untypical of the historic roof profile expected along the skyline which would be discordant to the character of the existing house and be detrimental to the visual amenity of the street scene and the surrounding The Drive Conservation Area contrary to policies QD1, QD2, HE1 HE3, and HE6 of the Brighton & Hove Local Plan.

BH2013/03018

56 The Drive Hove

Recovering of flat roof incorporating insulation.

Applicant: Spoolfinder Ltd

Officer: Anthony Foster 294495

Refused on 28/11/13 DELEGATED

1) UNI

The proposed increase in the height of the roof, proposed detailing, and materials would, result in an incongruous feature, untypical of the historic roof profile to the detriment of the existing Grade II listed building, contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

BH2013/03168

Police Station Holland Road Hove

Application for approval of details reserved by conditions 7 and 10 of application BH2013/01860.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Approved on 03/12/13 DELEGATED

BH2013/03246

27 Wilbury Crescent Hove

Erection of dormers to side and rear, installation of 1no rooflight to front and infilling of first floor window to side.

Applicant: Mr Stephen Strafford

Officer: Clare Simpson 292454

Refused on 21/11/13 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Documents 12 'Design Guide for Extension and Alterations'(SPD12) requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed side dormer is aligned off-centre and proposed be of a zinc finish which relates poorly to the existing roof from of the property. It will be highly visible when viewed from the east and would result in prominent, incongruous and inappropriately positioned alteration to the roof of the recipient property. The

proposed development would harm the appearance of the property and the wider street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12.

BH2013/03315

Basement Flat 46 Wilbury Road Hove

Erection of single storey rear extension and creation of terrace to front garden area.

Applicant: Shelley Hunter

Officer: Mark Thomas 292336

Approved on 25/11/13 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 and block plans	199.100.a		27th September 2013
Existing floor plan	199.101		27th September 2013
Existing section and side elevation	199.102		27th September 2013
Existing front and rear elevations	199.103		27th September 2013
Proposed floor plan	199.104.a		27th September 2013
Proposed section and side elevation	199.105.a		27th September 2013
Proposed front and rear elevations	199.106.a		27th September 2013

BH2013/03335

2 Melville Road Hove

Certificate of lawfulness for proposed conversion of 2no flats to single dwelling, with alterations including replacement rear conservatory and loft conversion with front and rear rooflights and rear dormer.

Applicant: Mr Julian Fry

Officer: Helen Hobbs 293335

Split Decision on 03/12/13 DELEGATED

1) UNI

Grant a lawful development certificate for conversion of 2no flats to 1 dwelling, rear dormer and rooflights for the following reason:

1.The conversion from 2 flats to a single dwellinghouse is not considered a material change of use and is therefore not classed as 'development' as specified in Part III, Section 55 of the Town and Country Planning Act 1990. Furthermore, the dormer and rooflights are permitted under Schedule 2, Part 1, Classes B and C of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

Refuse a lawful development certificate for proposed rear conservatory for the following reason:

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

BH2013/03354

187 Dyke Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 4no residential units.

Applicant: R T Williams Insurance Brokers Ltd

Officer: Christopher Wright 292097

Prior approval not required on 25/11/13 DELEGATED

BH2013/03465

2 Highdown Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.85m, for which the maximum height would be 3.14m, and for which the height of the eaves would be 2.5m.

Applicant: Ms Shirley Waldron

Officer: Helen Hobbs 293335

Prior Approval is required and is approved on 21/11/13 DELEGATED

BH2013/03521

54B Goldstone Road Hove

Replacement of existing timber windows and doors with UPVC windows and doors at basement level.

Applicant: Mr Stephen Ward

Officer: Jason Hawkes 292153

Approved on 02/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
Photographic Schedule			15th October 2013
Proposed Window Drawings			15th October 2013
Location Plan			15th October 2013
Synerjy Specification Guide			21st October 2013

BH2013/03549

1 Addison Road Hove

Creation of dormer to rear elevation. (Part retrospective).

Applicant: Hove Property Services

Officer: Emily Stanbridge 292359

Approved on 06/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 window within the rear dormer hereby approved shall be obscurely glazed and there after permanently retained as such.

Reason: In the interests of the amenities to neighbouring occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The window within the rear dormer as shown on drawing No D.001 Rev A, received on 28/11/2013 shall be fully installed within 3 months of the date of this permission.

Reason: To ensure a satisfactory appearance of the development and to comply with policy QD1 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 as existing	A.002		17.10.2013
As existing	A.001		17.10.2013
As proposed	D.001	A	28.11.2013

BH2013/03691

Flat 5 57 Cromwell Road Hove

Certificate of Lawfulness for an existing roof terrace to rear.

Applicant: Mr Karl Schwick

Officer: Mark Thomas 292336

Approved on 27/11/13 DELEGATED

HANGLETON & KNOLL

BH2013/03204

The Cottage Gladys Road Hove

Erection of rear extension at first floor level and conversion into 2no flats with associated external alterations.

Applicant: Mrs Sally Barber

Officer: Steven Lewis 290480

Refused on 21/11/13 DELEGATED

1) UNI

The proposal would result in the loss of a small family dwellinghouse capable of family occupation, where there remains a high demand for suitably sized family accommodation. The development fails to satisfy the criteria of Policy HO9 as the original floor area of the dwelling is less than 115 sq. m and it has not been adequately demonstrated that the dwelling was built with four or more bedrooms contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension by reason of its form, siting and the surroundings would have a harmful impact upon the amenities of adjacent occupiers by reason of an increased presence and perceived overlooking of adjacent properties, contrary to

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

3) UNI3

The proposed extension by reason of its scale, form and detailing is considered poorly designed and would harm the appearance of the building and visual amenity of the area, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed flats by reason of their limited floor space, layout and dimensions of the rooms would result in a poor standard of living accommodation for the occupiers, contrary policies QD27 and HO4, HO5, HO9 and HO13 of the Brighton & Hove Local Plan.

BH2013/03312

Sainsburys Old Shoreham Road Hove

Display of 3 no illuminated fascia signs and 3 no non-illuminated fascia signs to single storey standalone retail unit.

Applicant: Sainsburys Supermarkets Ltd

Officer: Steven Lewis 290480

Approved on 21/11/13 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.

BH2013/03313

Sainsburys Old Shoreham Road Hove

Erection of single storey standalone retail unit.

Applicant: Sainsburys Supermarkets Ltd

Officer: Jason Hawkes 292153

Approved on 21/11/13 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	CHQ.13.10285 -PL01		27th September 2013
Existing Site Plan	CHQ.13.10285 -PL02		27th September 2013
Proposed Site Plan	CHQ.13.10285 -PL03		27th September 2013
Existing & Proposed Detail Plans	CHQ.13.10285 -PL04		27th September 2013
Proposed Timpson Pod Details	CHQ.13.10285 -PL05		27th September 2013
Existing & Proposed Elevations	CHQ.13.10285 -PL06		27th September 2013
Proposed Elevations			27th September 2013

BH2013/03343

1 Isabel Crescent Hove

Erection of a two storey two bedroom semi detached dwelling.

Applicant: Alex Lalljee

Officer: Helen Hobbs 293335

Approved on 28/11/13 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 dwelling hereby permitted shall match in material, colour, style, bonding and texture those of No. 1 Isabel Crescent.

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

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.

4) UNI

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

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 5 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

6) UNI

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

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

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 and block plan	TA713/01		1st October 2013
Block and site plan	TA713/02		1st October 2013
Existing ground floor plan	TA713/03		1st October 2013
Existing front elevation	TA713/04		1st October 2013
Existing rear elevation	TA713/05		1st October 2013
Existing side elevation	TA713/06		1st October 2013
Existing rear elevation	TA713/07		1st October 2013
Existing front elevation	TA713/08		1st October 2013
Proposed floor plans	TA713/10		1st October 2013
Proposed front elevation	TA713/11		1st October 2013
Proposed rear elevation	TA713/12		1st October 2013
Proposed side elevation	TA713/13		1st October 2013
Proposed side elevation	TA713/14		1st October 2013
Proposed front elevation	TA713/15		1st October 2013

9) UNI

No development shall commence until a scheme for sound insulation and alternative means of ventilation to the hereby approved dwellinghouse has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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

BH2013/03356

126 Stapley Road Hove

Erection of conservatory and single storey extension to the rear.

Applicant: Mr Sherwood & Miss Goodman

Officer: Helen Hobbs 293335

Refused on 26/11/13 DELEGATED

1) UNI

The proposed extensions, by virtue of their size, siting, design and roof form, relate poorly to existing property and form a discordant and overdeveloped appearance, detracting from the character and appearance of the existing dwelling and the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide on Extensions and Alterations (SPD12).

BH2013/03527

3 Knoll Close Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.6m.

Applicant: My Syed Hosain

Officer: Mark Thomas 292336

Prior approval not required on 27/11/13 DELEGATED

NORTH PORTSLADE

BH2013/03537

15 Foredown Close Portslade

Certificate of lawfulness for proposed loft conversion incorporating rooflights to front, window to side and dormer with Juliet balcony to rear.

Applicant: Mrs Jacqui De-Groot

Officer: Emily Stanbridge 292359

Approved on 25/11/13 DELEGATED

SOUTH PORTSLADE

BH2013/00284

Land Adjoining St Nicholas C of E Junior School Locks Hill Portslade

Erection of 2no detached two storey dwellings with associated parking and landscaping.

Applicant: Mr T Jennings

Officer: Jason Hawkes 292153

Approved on 25/11/13 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 hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. The report must first be agreed in writing by the Local Planning Authority and shall then be carried out in strict accordance with the approved details.

Reason: To ensure that wild birds building or using their nests are protected, in accordance with QD18 of the Brighton & Hove Local Plan.

4) 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 character of the area and for this reason would wish to control any future development to comply with policy QD14 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence until details of the boundary gates onto Locks

Hill have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 & QD2 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the development has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees to be retained. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

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

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 5 as a minimum 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 commence until full details of Lifetime Homes standards have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such.

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

(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.

11) UNI

Notwithstanding the submitted Waste Minimisation Statement, no development shall take place until a detailed written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites 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.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan, policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

12) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordnance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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

13) UNI

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

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

14) UNI

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.

15) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and thereafter retained.

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.

16) 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.

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.

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

19) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	P001		28th February

			2013
Site Plan with Tree Protection Area Amended	P002		6th November 2013
Ground Floor and First Floor Plan 'Narnia West'	P100 West		5th February 2013
Ground Floor and First Floor Plan 'Narnia East'	P100 East		5th February 2013
Window Heights and Eye Levels 'Narnia East'	P155		5th June 2013
Elevations 'Narnia East'	P170 East		5th August 2013
Elevations 'Narnia West'	P170 West		28th October 2013
Recessed Gutter Detail, Section Thru Truss	P100		15th August 2013
Recessed Gutter Detail, Section Thru Downpipe	P100		25th August 2013

BH2013/01278

Former Infinity Foods Site 45 Franklin Road & 67 67a & 67b Norway Street Portslade

Demolition of existing buildings and construction of a three-storey commercial building (class B1 office space) and two and three storey buildings to form 31no dwellings with associated car parking, access and landscaping works.

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Approved after Section 106 signed on 26/11/13 COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

Plan Type	Reference	Version	Date Received
Apartment Block 2BF, Front Elevation	011202-WIM-S WT-2BF-E1		22nd April 2013
Apartment Block 2BF, Side Elevation	011202-WIM-S WT-2BF-E2		22nd April 2013
Apartment Block 2BF, Side Elevation	011202-WIM-S WT-2BF-E3		22nd April 2013
Apartment Block 2BF, Rear Elevation	011202-WIM-S WT-2BF-E4		22nd April 2013
Bin / Cycle Stores Elevations & Floor Plans	011202-WIM-S WT-BS1A		13th August 2013
Commercial Building First Floor Plan	011202-WIM-S WT-COM-P2		22nd April 2013
Commercial Building Second	011202-WIM-S		22nd April 2013

Floor Plan	WT-COM-P3		
Commercial Offices, Front Elevation	011202-WIM-S WT-COM-E1		22nd April 2013
Commercial Offices, Side Elevation	011202-WIM-S WT-COM-E2		22nd April 2013
Commercial Offices, Side Elevation	011202-WIM-S WT-COM-E3		22nd April 2013
Commercial Offices, Rear Elevation	011202-WIM-S WT-COM-E4		22nd April 2013
Type D Floor Plans	011202-WIM-S WT-D-P1		22nd April 2013
Type A Floor Plans	011202-WIM-A -P1		22nd April 2013
Type B Floor Plans	011202-WIM-B -P1		22nd April 2013
House Type A & B Front, Side & rear Elevations	011202-WIM-S WT-A-B-E1		22nd April 2013
House Type C & D Rear & Side Elevations	011202-WIM-S WT-C-D-E2	A	23rd April 2013
House Type C & D Front Elevation	011202-WIM-S WT-C-D-E1	A	25th September 2013

4) UNI

Plan Type	Reference	Version	Date Received
House Type G Front & Side Elevation	011202-WIM-S WT-G-E1		22nd April 2013
House Type G Front & Rear Elevation	011202-WIM-S WT-G-E2		22nd April 2013
House Type E & F Rear & Side Elevation	011202-WIM-S WT-E-F-E2		22nd April 2013
House Type E & F Front & Side Elevation	011202-WIM-S WT-E-F-E1		22nd April 2013
House Type C & D Rear & Side Elevation	011202-WIM-S WT-C-D-E2		22nd April 2013
Application Street Scenes			13th June 2013
Planting Proposals	CSa/2139/102		22nd April 2013
As Existing Arrangement Building 'No.67'	B2612/13_02		21st May 2013
As Existing Plans Building 'No.67B'	B2612/13_03		21st May 2013
As Existing Elevations 'No.67B'	B2612/13_04		21st May 2013
As Existing Arrangement Building 'No.67A'	B2612/13_05		21st May 2013
Tree Constraints Plan	8086/01/	Rev A	22nd April 2013
Topographical Survey	17398		22nd April 2013
External Works Plan	CSa/2139/103		22nd August 2013
Planting Proposals	CSa/2139/102		22nd August 2013

5) UNI

The affordable housing shall be provided in accordance with the Tenure Plan drawing 011202-WIM-SWT-04/C which secures 7 affordable units.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

6) UNI

The proposed development shall not commence until a scheme for the details of the provision of affordable housing, as part of the development, has been submitted to and approved in writing by the local planning authority. Save where condition 5 below applies, the affordable housing shall be provided in accordance with the approved scheme which shall include:

- i. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iii. the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing; and
- iv. the occupancy criteria shall be agreed by Brighton & Hove City Council Housing Team and for the purposes of this condition 4 and condition 5 below 'affordable housing' has the meaning ascribed to it by the National Planning Policy Framework.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

7) UNI

Should all the residential units hereby approved not have been constructed to at least first floor level by the third anniversary of the date of this permission, a viability assessment which assesses, at that date, the number of affordable housing units that the proposed development could provide whilst remaining viable, together with a scheme ('the reassessed scheme') of affordable housing provision based on that viability assessment, shall be submitted to, and for approval in writing by, the local planning authority. The affordable housing shall be provided in accordance with the approved reassessed scheme which reassessed scheme shall include:

- i. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iii. the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing.
- iv. the occupancy criteria shall be agreed by Brighton & Hove City Council Housing Team

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

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.

10) UNI

The first floor side window in the elevation of the proposed dwelling hereby permitted immediately adjacent the southern boundary of the site (as indicated on drawing no.0011202-WIM-SWT-E-F-E1) shall be obscure glazed and non-opening, unless the parts of the window which can be opened is 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.

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. 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.

12) 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.

13) UNI

The employment/commercial building shall only be used for B1 use only and for no other purpose (including any other purpose in Class B2 or B8 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 in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

14) UNI

No deliveries or waste collection shall occur at the B1 premises except between the hours of 08:00 and 19:00 on Monday to Fridays and 09:00 and 17:00 on Saturdays, 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.

15) UNI

The office accommodation shall not be open except between the hours of 08:00 to 19:00 Monday to Fridays and 09:00 and 17:00 on Saturdays, 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.

16) UNI

One of the 7 affordable units is to be built to wheelchair standards. No development shall commence until details of the wheelchair accessible unit have been submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such.

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

17) UNI

No development shall take place until a Site Waste Management Plan, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites 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.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan, policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

18) UNI

No works 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.

19) UNI

No development shall commence until details of the proposed means of foul and surface water sewerage disposal and measures to be undertaken to divert public sewers have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the agreed details.

Reason: To ensure that adequate surface water and foul sewerage drainage is available prior to the development commencing and to comply with policies SU4 and SU5 of the Brighton & Hove Local Plan.

20) UNI

No development shall commence until full details of the phased construction programme have been submitted and agreed in writing by the Local Planning Authority. The programme shall specify that the commercial element shall be built to shell and core prior to occupation of the residential units. The scheme shall be implemented fully in accordance with the agreed details unless otherwise agreed in writing.

Reason: So as to ensure the implementation of the entire scheme and to comply with policies TR1, TR2, TR4, TR7, TR14, TR18, TR19, SU2, QD1, QD2, QD3, QD4, QD5, QD6, QD15, QD16, HO2, HO3, HO4, HO5, HO6 and HO13 of the Brighton & Hove Local Plan and CP3 of the Brighton & Hove Submission City Plan Part One.

21) UNI

No works 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.

22) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved until details showing the type, number, location and timescale for implementation of the compensatory bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To 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.

23) UNI

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

24) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved until full details of Lifetime Homes standards have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such.

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.

25) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works shall take place above the ground floor slab level of any part of the residential development hereby approved 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.

26) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works shall take place above the ground floor slab level of any part of the commercial development hereby approved 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' of relevant BREEAM assessment for all non-residential development has been submitted to, and approved in writing by,

the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

27) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved until a feasibility study for rainwater harvesting has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

Reason: To ensure the development is sustainable in terms of rain water harvesting and in accordance with policy SU2 and SPD8: Sustainable Building Design of the Brighton & Hove Local Plan.

28) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved until a Scheme of Management of the vehicle parking has been submitted to and been approved in writing by the Local Planning Authority. The submitted scheme shall include details of how each car parking space will be allocated and any necessary measures to ensure that each car parking space is secured for the use of its allocated owner. The approved scheme shall be implemented prior to the first occupation of the building and thereafter retained at all times.

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

29) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed building in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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

30) UNI

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

31) UNI

29 (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 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,

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

32) UNI

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

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.

33) UNI

30) No works 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 hard surfacing, boundary treatments (including new 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.

34) 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.

35) UNI

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

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

36) UNI

The non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant

BREEAM assessment within overall '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.

37) UNI

Within 6 months of occupation of the residential and commercial development hereby approved, the applicant or developer shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (employees, visitors, residents & suppliers).

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

38) 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
Planning Layout	011202-WIM-S WT-01	D	25th September 2013
Information Layout	011202-WIM-S WT-02	B	13th August 2013
Storey heights Plan	011202-WIM-S WT-03	B	13th August 2013
Tenure Plan	011202-WIM-S WT-04	C	25th September 2013
Unit Types Plan	011202-WIM-S WT-05	B	13th August 2013
Location Plan	011202-WIM-S WT-06	A	13th June 2013
Refuse Strategy	011202-WIM-S WT-07		22nd April 2013
Street Scene	011202-WIM-S WT-SSCC		7th May 2013
Street Scene	011202-WIM-S WT-SSDD		13th June 2013
Street Scene	011202-WIM-S WT-SSBB		13th June 2013
Type F Floor Plans	011202-WIM-F -P1		22nd April 2013
Type E Floor Plans	011202-WIM-E -P1		22nd April 2013
Type G Floor Plans	011202-WIM-S WT-G-P1		22nd April 2013
2BF Apartments Ground Floor Plans	011202-WIM-S WT-2BF-P1		22nd April 2013
2BF Apartments First Floor Plan	011202-WIM-S WT-2BF-P2		22nd April 2013
2BF Apartments Second Floor Plans	011202-WIM-S WT-2BF-P3		22nd April 2013

BH2013/03022**1 Victoria Park Gardens Portslade**

Erection of maximum 3ft wooden fence over existing wall. (Retrospective)

Applicant: Affinity Sutton**Officer:** Liz Arnold 291709**Approved on 03/12/13 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			4th September 2013
Annotated Photograph	Pic001		16th October 2013
Plan	0913/PLAN1		16th October 2013
Plan	0913/PLAN1		27th September 2013
Plan	BNP_5		4th September 2013

BH2013/03332**21 Trafalgar Road Portslade**

Erection of single storey rear extension.

Applicant: R Warren**Officer:** Helen Hobbs 293335**Approved on 25/11/13 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing ground floor plan, roof plans location and block plan	208TR21/01		30th September 2013
Existing rear and side elevations and section A-A	208TR21/02		30th September 2013
Proposed ground floor plan and roof plan, with the exception of the 'Existing Block Plan'	208TR21/03	A	30 th September 2013

Proposed rear and side elevations and section A-A	208TR21/04	A	30th September 2013
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BH2013/03443

Portslade County Infants School Locks Hill Portslade

Application for Approval of Details Reserved by Condition 3 of application BH2013/01411.

Applicant: Brighton & Hove City Council

Officer: Christopher Wright 292097

Approved on 03/12/13 DELEGATED

BH2013/03512

9 Vale Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.92m, for which the maximum height would be 3.625m, and for which the height of the eaves would be 2.575m.

Applicant: Mr & Mrs John Baring

Officer: Mark Thomas 292336

Prior approval not required on 25/11/13 DELEGATED

HOVE PARK

BH2013/02616

Land rear of 285 Dyke Road Hove

Erection of 1no three bedroom bungalow with access from The Droveaway.

Applicant: Lakeside Investments Ltd

Officer: Jason Hawkes 292153

Refused on 22/11/13 COMMITTEE

1) UNI

The scheme, by reason of its scale, excessive footprint and positioning would represent an inappropriate and unsympathetic addition and would appear as an overdevelopment of the site. The scheme is therefore considered to be contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

Having regard to the close proximity of the proposed bungalow to the host property, the west facing windows and roof terrace at no.285 Dyke Road would directly overlook the east facing windows and garden of the proposed bungalow. This is not considered to be an appropriate relationship and would result in a loss of amenity and a poor standard of accommodation. The scheme is therefore considered to be contrary to policy QD27 and HO5 of the Brighton & Hove Local Plan.

BH2013/02917

Cottage Hove Recreation Ground Shirley Drive Hove

Change of use from public toilets (sui generis) to cafe (A3) incorporating erection of single storey extension and associated works.

Applicant: Miss Leah Keating

Officer: Jason Hawkes 292153

Approved on 25/11/13 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 café hereby permitted shall not be used except between the hours of 07.00 and 19.00 on any day.

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

3) UNI

No deliveries or waste collections shall occur at the premises except between the hours of 08:00 and 19:00 on Monday to Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

4) UNI

No development shall commence on site until a scheme which provides for the retention and protection of adjacent trees has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: To protect the trees in the vicinity of the site, 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

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. 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.

6) UNI

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

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

7) UNI

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

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

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
General Arrangement	QS-P96	B	13th November

			2013
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9) UNI

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

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

BH2013/03284

Hove Rugby Football Club Hove Recreation Ground Old Shoreham Road Hove

Application for variation of conditions 4 and 5 of application BH2012/03147 (Change of use of public toilets to offices and store room for Hove Rugby Club and external alterations to layout of doors and windows) to state that the existing toilet facilities within the Hove Rugby Football Club building shall be made available for use by members of the general public for 40 hours a week in the summer season and 50 hours a week in the winter season, and condition 5 to state that Hove Rugby Football Club would put a notice in the door or window each week displaying the toilet opening times for that week.

Applicant: Hove Rugby Football Club

Officer: Jason Hawkes 292153

Approved on 02/12/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 5th February 2016.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			03/10/2012
Block Plan			03/10/2012
Existing Plans	01/1208545		22/10/2012
Existing Elevations	02/1208545		02/10/2012
Existing Elevations	03/1208545		02/10/2012
Proposed Floor Plans	04/1208545		02/10/2012
Proposed Elevation (South)	05/1208545		02/10/2012
Proposed Elevations (East & West)	06/1208545		02/10/2012

3) UNI

A notice shall be clearly displayed in a door or window indicating public access times for the use of the toilets by the public (including those requiring disabled access).

Reason: To secure accessible toilets in Hove Recreation Park and in accordance with policy HO20 of the Brighton & Hove Local Plan.

4) UNI

Hove Rugby Football Club toilets shall be maintained and made available for use by the public when the rugby club, or any part thereof, is open or in use.

Reason: To secure accessible toilets in Hove Recreation Park and in accordance with policy HO20 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.

BH2013/03375

48 Hill Brow Hove

Non Material Amendment to BH2013/00032 to changes to rear landscaping and amendment to front landscaping.

Applicant: Mr A Nelson

Officer: Helen Hobbs 293335

Refused on 10/12/13 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2012/00032 are considered to be material and would require the submission of a further application.

BH2013/03380

43 The Martlet Hove

Conversion of integral garage to living accommodation incorporating replacement of garage door with window.

Applicant: Mrs Maeve Berry

Officer: Christopher Wright 292097

Approved on 11/12/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			16 Oct 2013
Existing and Proposed Plans & Elevations	114/13/01		02 Oct 2013

BH2013/03412**48 Hill Brow Hove**

Erection of front porch and alterations to front garden.

Applicant: Mr Anthony Nelson

Officer: Helen Hobbs 293335

Approved on 03/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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, approved and proposed plans	1214-100POR		7th October 2013
Existing, Approved and proposed elevations	1214-101POR		7th October 2013

BH2013/03459**14 The Martlet Hove**

Installation of 4no rooflights to rear elevation.

Applicant: Mrs Leoni Achurch

Officer: Emily Stanbridge 292359

Approved on 25/11/13 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 and Location plans	A2913/01		10.10.2013
Existing elevations	A2913/05		10.10.2013
Existing Plans	A2913/02		10.10.2013
Proposed elevations and section	A2913/04		10.10.2013
Proposed Plans	A2913/03		10.10.2013

BH2013/03525**35 Shirley Drive Hove**

Remodelling of existing front porch, erection of first floor side extension over existing garage, replacement windows and installation of new ground floor side window on the North elevation.

Applicant: Mr & Mrs Peter Chadwick

Officer: Helen Hobbs 293335

Approved on 11/12/13 DELEGATED**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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	130502/SO		16th October 2013
Block plan	130502/PO	B	16th October 2013
Ground floor plan as existing	S1		16th October 2013
First floor plan as existing	S2		16th October 2013
Roof plan as existing	S3		16th October 2013
Site plan as existing	S4		16th October 2013
Front elevation as existing	S5		16th October 2013
Side elevation (south) as existing	S6		16th October 2013
Rear elevations as existing	S7		16th October 2013
Side elevation (north) as existing	S8		16th October 2013
Section A-A as existing	S9		16th October 2013
Section A-A as existing	S10		16th October 2013
Ground floor plan as proposed	P51	B	16th October 2013
First floor plan as proposed	P52	B	16th October 2013
Roof plan as proposed	P53	B	16th October 2013
Site plan as proposed	P54	B	16th October 2013
Front elevation as proposed	P55	B	16th October 2013
Side elevation (south) as proposed	P56	B	16th October 2013
Rear elevation as proposed	P57	B	16th October 2013
Side elevation (north) as proposed	P58	B	16th October 2013
Section A-A as proposed	P59	B	16th October 2013
Section A-A as proposed	P60	B	16th October 2013

BH2013/03621

Unit 1 Goldstone Retail Park Newtown Road Hove

Display of internally illuminated fascia signs.

Applicant: TJX Europe

Officer: Steven Lewis 290480

Approved on 02/12/13 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2013/03645**27 Mill Drive Hove**

Certificate of lawfulness for proposed loft conversion incorporating rooflights to front and dormers to side and rear.

Applicant: Mr Miles Broe

Officer: Robin Hodgetts 292366

Approved on 06/12/13 DELEGATED

BH2013/03690**Marche House Woodland Drive Hove**

Application for approval of details reserved by condition 7 of appeal decision of application BH2012/02739.

Applicant: Threadneedle Entertainment Ltd

Officer: Steven Lewis 290480

Refused on 03/12/13 DELEGATED

WESTBOURNE**BH2013/01500****166 Portland Road Hove**

Erection of 1no two bedroom semi detached house. (Part Retrospective)

Applicant: Mr S Cohen

Officer: Paul Vidler 292192

Approved on 04/12/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			7 June 2013
Block plan			28 May 2013
Existing plans and elevations	11,457		14 June 2013
Proposed elevations	001001		28 May 2013
Proposed plans			28 May 2013

2) 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 and the scheme has been carried out in full as approved. The refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

3) UNI

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

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

QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

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

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

7) UNI

The development hereby permitted shall not be occupied until the redundant vehicle crossover adjacent to the application site on Raphael Road has been reinstated back to footway by raising the existing kerb and footway in accordance with a specification that has been submitted to and approved in writing by the Local Planning Authority.

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

8) UNI

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

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

and, unless otherwise agreed in writing by the Local Planning Authority,

- (b) a site investigation report documenting the ground conditions of the site and

incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this permission, 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.

BH2013/02192

39 and 39a Cowper Street Hove

Extension of existing ground floor studio flat into existing front lock up shop and basement store to create 3 bedroom maisonette flat with creation of lightwell to basement and other associated works.

Applicant: Mr Nat Trotman

Officer: Christopher Wright 292097

Approved on 25/11/13 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 occupied until the sustainability measures detailed within the Sustainability Checklist / supporting statement received on the 2nd July 2012 have been fully implemented, and such measures shall thereafter be retained as such.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Details As Existing	32883/1		28 Jun 2013
Location Plan	32883/3		28 Jun 2013
Site Plan	32883/4	A	28 Jun 2013
Details As Proposed	32883/5		28 Jun 2013

5) UNI

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

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

BH2013/03418

5 Princes Square Hove

Replacement of existing crittall windows with double glazed aluminium framed windows.

Applicant: Mrs C Elves

Officer: Steven Lewis 290480

Approved on 28/11/13 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
Elevations, Location plans for replacement windows	103/01	A	08/10/2013
Elevations of proposed windows and details	103/05	A	14/10/2013

BH2013/03501

Flat 1 62 Pembroke Crescent Hove

Replacement of existing window with door on ground floor to South elevation.

Applicant: Mr Michael Hawksworth

Officer: Helen Hobbs 293335

Approved on 11/12/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 October 2013
Part ground floor plan as existing	2013-16/1		11th October 2013
Part ground floor plan as proposed	2013-16/5		11th October 2013
South elevation as proposed	2013-16/6		11th October 2013
Detail of door 2013	16/7		11th October 2013
Photographs			11th October 2013

BH2013/03600

10 Westbourne Place Hove

Application for variation of condition 2 of application BH2013/01175 (Conversion of commercial premises (B1) to form 2no three bedroom houses, including demolition of rear air raid shelter and single storey extension and addition of pitched roof to unit 2 and first floor rear extension) to permit alterations including rear ground floor bay extension and fenestration, internal layout and landscaping alterations.

Applicant: Creative Developments UK Ltd

Officer: Liz Arnold 291709

Approved on 05/12/13 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
Block and Site Location Plan	TA686/01	Rev. A	22nd October 2013
Proposed Roof Plan	TA686/10	Rev. D	28th November 2013
Proposed Floor Plans	TA686/11	Rev. F	28th November 2013
Proposed Elevations	TA686/12	Rev. E	13th November 2013
Proposed Side Elevation and Section AA	TA686/13	Rev. E	28th November 2013
Proposed Front Elevation	TA686/16	Rev. D	13th November 2013

2) UNI

(i) The development hereby permitted shall not be occupied 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 BS10175:2001; 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 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) (b) above that any remediation scheme required and approved under the provisions of (i) (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; 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) (b).

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.

3) UNI

Notwithstanding the details shown on drawing nos. TA686/11 rev F and TA 686/13 ref E received on the 28th November 2013, the lower half of the north facing window to bedroom 2 shall be obscurely 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.

4) UNI

Access to the flat roof over the extensions 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

Other than the roof tiles to both houses and the boarding to the entranceway to the southern house hereby approved, the external finishes of the development hereby permitted shall match in materials, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development 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.

6) UNI

The development hereby permitted shall be completed with a natural slate pitched roof and painted tongue and groove boarding in accordance with the samples received on 22 May 2013 and drawing no.TA686/16 rev D received on 13th November 2013, and shall thereafter be retained at all times.

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 & HE6 of the Brighton & Hove Local Plan.

7) UNI

All new windows shall be painted timber vertical sliding sashes to match exactly the original sash windows to the building, and the windows shall be retained as such thereafter.

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

8) UNI

The landscaping scheme detailed on drawing no.TA686/11 rev F received on the 28th November 2013, shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from

the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

9) 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, HE6 and QD27 of the Brighton & Hove Local Plan.

10) 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.

11) UNI

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

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

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on 11 April 2013 have been fully implemented, and such measures shall thereafter be retained as such.

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

13) UNI

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

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

14) UNI

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

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

15) 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 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.

WISH

BH2013/02667

First Floor Flat 7 Ruskin Road Hove

Installation of front and rear rooflights (Part Retrospective).

Applicant: Mr Paul Horsted

Officer: Christopher Wright 292097

Approved on 22/11/13 DELEGATED

1) UNI

This decision is based on 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 and Location Plan	001	A	27 Sep 2013
Existing Plans and Elevations	002	A	27 Sep 2013
Proposed Roof Plans and Elevations	005		27 Sep 2013

BH2013/03277

40 St Leonards Avenue Hove

Replacement UPVC windows to front elevation.

Applicant: Mrs Margaret Longstaff

Officer: Helen Hobbs 293335

Refused on 22/11/13 DELEGATED

1) UNI

The proposed first floor windows, by reason of their material and appearance, would poorly contrast with those at ground floor level and would be detrimental to the character and appearance of the property and wider street scene. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide on Extensions and Alterations (SPD12).

BH2013/03378

First Floor Flat 272 New Church Road Hove

Installation of 4no rooflights to front and rear roof slopes.

Applicant: John Pescod

Officer: Emily Stanbridge 292359

Approved on 21/11/13 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
Proposed Loft Conversion	PE/01	A	29.10.2013

BH2013/03407

5 Tandridge Road Hove

Application for Approval of Details Reserved by condition 3 and 7 of application BH2013/00103.

Applicant: Kristian Gavin

Officer: Jason Hawkes 292153

Split Decision on 21/11/13 DELEGATED

BH2013/03455

52 St Leonards Road Hove

Alterations to first floor rear window to form bay window with tile hanging.

Applicant: Ken George

Officer: Emily Stanbridge 292359

Approved on 25/11/13 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 plans	CH572/ 001		09.10.2013
Existing plans	CH572/ 002		09.10.2013
Existing elevations and sections	CH572/ 003		09.10.2013
Proposed plans Bay window	CH572/ 006		09.10.2013
Proposed elevations and sections Bay window	CH572/ 007		09.10.2013

BH2013/03480

1 Woodhouse Road Hove

Erection of single storey side extension, conversion of garage to habitable room and raising of driveway area to create street level parking bay

(Part-Retrospective).

Applicant: Lucy Farndon

Officer: Liz Arnold 291709

Approved on 28/11/13 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
Plans and Elevations as Existing	9681/01		10th October 2013
Plans and Elevations as Proposed	9681/02	Rev. C	13th November 2013

BH2013/03494

9 Glebe Villas Hove

Erection of single storey rear extension.

Applicant: Donna M Clitheroe & Daniel E Clitheroe

Officer: Helen Hobbs 293335

Refused on 09/12/13 DELEGATED

1) UNI

The proposed single storey rear extension, by reason of its design, siting, size, roof form and height, would form a poorly designed addition, and due the footprint extending beyond the side wall of the house, the proposal would relate poorly to the original plan form of the property. The development would therefore significantly harm the character and appearance of the existing property, street scene and surrounding area, contrary to the Policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extensions and Alterations 12.

2) UNI2

The proposed single storey rear extension, by virtue of its positioning, height, and design, would adversely affect the amenities of the occupiers of No. 11 Glebe Villas resulting in an overbearing visual impact, loss of outlook and loss of light/sunlight. As such the proposal would detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/03813

22 Kendal Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.4m, for which the maximum height would be 3.6m, and for which the height of the eaves would be

2.5m.

Applicant: Mr Ian Robins

Officer: Robin Hodgetts 292366

Prior approval not required on 06/12/13 DELEGATED

Withdrawn Applications

BH2013/03758

6 Braemore Road Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, front rooflights and rear dormers and alterations to fenestration on side elevation.

Applicant: Paul James Consulting

Officer: Emily Stanbridge 292359

WITHDRAWN ON 29/11/13