

PLANS LIST 6 August 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

BH2013/03946

Blocks C & D The Priory London Road Brighton

Creation of additional floor above existing to provide 8no flats with additional car parking at ground floor level.

Applicant: Anstone Properties Ltd

Officer: Sue Dubberley 293817

Approved after Section 106 signed on 27/06/14 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

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

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

3) UNI

Access to the part of the flat roof to the original building to the north-east of the roof extension, as shown on drawing no. A1713/08A shall be for maintenance purposes only and the area shall not be used as a roof garden, terrace, patio or similar amenity space.

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

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

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

5) UNI

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.

6) 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.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, construction work on block D shall not be carried out outside the period 1st September to 1st November in any year.

Reason: To ensure the protection of the Bat roost and to comply with policy QD18 of the Brighton & Hove Local Plan.

8) UNI

The flight corridor of the bats into the roost located on block D and to nearby trees as shown in figure 4 of the bat assessment report dated January 2009 by the Ash partnership, shall be kept clear of all obstructions, including construction equipment, from sunset to sunrise for the duration of the construction period.

Reason: To ensure the protection of the any Bat roosts and to comply with policy QD18 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 development shall commence until an up-to-date bat assessment survey of the site has been submitted to and approved in writing by the Local Planning Authority. Any measures required to ensure that the development effectively mitigates for bats shall be implemented in full.

Reason: To ensure the protection of the any Bat roosts and to comply with policy QD18 of the Brighton & Hove Local Plan.

12) UNI

No development shall commence until details of bat boxes to be installed in the development and on the trees on the site have been submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed prior to commencement of works and shall be retained as such.

Reason: To ensure the protection of the any Bat roosts and to comply with policy QD18 of the Brighton & Hove Local Plan.

13) UNI

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

14) 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.

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	A1713/01		09/12/2013
Site plan	A1713/02	A	09/012/2013
Existing typical Floor Plans	A1713/03	A	25/11/2013
Existing Elevations Blocks C & D	A1713/04	A	25/11/2013
Proposed plans and east elevation	A1713/05	A	25/11/2013
Proposed elevations	A1713/06	A	25/11/2013
Existing roof plan	A1713/07	A	25/11/2013
Proposed roof plan	A1713/08	A	25/11/2013
Lifetime Homes compliance	A1713/09	A	25/11/2013

BH2014/00812

98A Graham Avenue Brighton

Change of use of outbuilding in rear garden to tattoo studio

Applicant: Mrs Sharon Oliver

Officer: Adrian Smith 290478

Approved on 27/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 tattoo studio hereby permitted shall be operated by Mrs Sharon Oliver (the applicant) only and by no other person, and upon the cessation of occupation by Mrs Sharon Oliver the use hereby permitted shall cease.

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

3) UNI

The tattoo studio hereby permitted shall be located within the outbuilding detailed on the submitted plans only, and shall not be operational within the main dwelling at 98a Graham Avenue or any other part of the site.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			28/04/2014
Floor plan			02/05/2014

5) UNI

The use hereby permitted shall not be operational except between the hours of 11:00 and 18:00 on Mondays, Tuesdays and Fridays only, including Bank or Public Holidays.

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

BH2014/00926

12 Carden Avenue Brighton

Erection of single storey rear extension.

Applicant: Ms E Plane

Officer: Joanne Doyle 292198

Approved on 15/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
Part Ground Floor Plan Location & Block Plan	0308.EXG.001		24 Mar 2014

Part Sections & Elevations	0308.EXG.002	A	11 Apr 2014
Elevations	0308.EXG.003		11 Apr 2014
Proposed Floor Plans	0308.PL.001		24 Mar 2014
Proposed Sections	0308.PL.002	B	11 Apr 2014
Proposed Elevations	0308.PL.003		11 Apr 2014

BH2014/01107

Asda Stores Ltd 1 Crowhurst Road Brighton

Erection of canopy in car park.

Applicant: Asda Stores Ltd

Officer: Adrian Smith 290478

Approved on 27/06/14 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	4946-2	B	01/05/2014
Block plan	4946-3		01/05/2014
Plans and photographs	4946-1		01/05/2014
Proposed plans and elevations	8400-SD-C	D	12/05/2014
	8400-ED	C	07/04/2014

BH2014/01112

4 Eskbank Avenue Brighton

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr Carter

Officer: Joanne Doyle 292198

Approved on 04/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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, Block Plan, Existing & Proposed Floor Plans, Existing & Proposed Elevations	JW/14/024		07 Apr 2014

BH2014/01128

94 Carden Avenue Brighton

Certificate of lawfulness for proposed demolition of existing conservatory and erection of a single storey rear extension.

Applicant: Mr Kevin Rowland

Officer: Tom Mannings 292322

Approved on 03/07/14 DELEGATED

BH2014/01131

31 Rotherfield Crescent Brighton

Conversion of existing garage into habitable space with associated external alterations incorporating installation of 4 no. rooflights.

Applicant: E Toms

Officer: Joanne Doyle 292198

Approved on 09/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 or rooflights other than those expressly authorised by this permission shall be constructed in the eastern elevation and east facing roof slope of the garage 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 window proposed to the east elevation of the garage hereby shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Location Plan	Block Plan & Floor Plans	A.001	26 June 2014
Existing Elevations	A.002	08 Apr 2014	
Proposed Site Location Plan	Block Plan & Floor Plans	D.001	26 Jun 2014
Proposed Elevations	D.002	A	17 Jun 2014
Proposed Rear Elevations	D.003		01 Jul 2014

BH2014/01276**22 Glenfalls Avenue Brighton**

Certificate of lawfulness for proposed single storey rear conversion.

Applicant: Mr Laundon**Officer:** Christine Dadswell 292205**Refused on 14/07/14 DELEGATED****1) UNI**

The development is not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended as the proposed roof enlargement along with existing extensions to the roof would exceed 50m³.

Informatives:

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Floor Plans and Elevations and Location Plan 1			27 May 2014

BH2014/01327**Patcham Service Station Patcham by Pass Brighton**

Display of 2no internally illuminated and 3no non-illuminated canopy signs and 1no internally illuminated site identification sign.

Applicant: Esso Petroleum Company Limited**Officer:** Christine Dadswell 292205**Approved on 03/07/14 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.

BH2014/01348

24 Craignair Avenue Brighton

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

Applicant: Mr & Mrs Taylor

Officer: Tom Mannings 292322

Approved on 02/07/14 DELEGATED

BH2014/01373

2A Beechwood Avenue Brighton

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

Applicant: Mr & Mrs Smith

Officer: Joanne Doyle 292198

Approved on 11/07/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans	0925/1788		28 Apr 2014
Existing Elevations	0925/1789		28 Apr 2014
Proposed Single Storey Front/ Two Storey Side Extension	0925/1790		28 Apr 2014
Proposed Elevations	0925/1791		28 Apr 2014

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) 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.

BH2014/01519

1 Stoneleigh Avenue Brighton

Erection of detached annex to rear.

Applicant: Dave Floate

Officer: Joanne Doyle 292198

Approved on 04/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 proposal hereby approved shall only be used as ancillary accommodation in connection with the use of the main property 1 Stoneleigh Avenue as a single dwelling house and it shall at no time be occupied as a separate unit of accommodation.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	PBP0113/02		09 May 2014
Block Plan	PBP0113/03		09 May 2014
Proposed Site Plan, Floor Plan & Elevation	PBP0113/01		09 May 2014

BH2014/01670

52 Mayfield Crescent Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.715m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.3m.

Applicant: Mr & Mrs Westwood

Officer: Tom Mannings 292322

Prior Approval is required and is approved on 30/06/14 DELEGATED

BH2014/01807

29 Dale 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 4.4m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.65m.

Applicant: Mr Sidney Gregory

Officer: Jessica Hartley 292175

Prior approval not required on 11/07/14 DELEGATED

PRESTON PARK

BH2014/01253

60 Sandgate Road Brighton

Erection of a part one part two storey rear extension.

Applicant: Ms M Knox

Officer: Chris Swain 292178

Approved on 01/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 within the hereby approved extension without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan			17 April 2014
Existing and proposed plans and elevations			17 April 2014

BH2014/01358

90 Waldegrave Road Brighton

Erection of single storey rear extension.

Applicant: Mr John Dance

Officer: Joanne Doyle 292198

Approved on 15/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 extension hereby approved shall be constructed and completed concurrently with the rear extension at no 88 Waldegrave Road which was granted planning permission on 25 October 2012 under ref: BH2012/02693.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			25 Apr 2014
Block Plan			25 Apr 2014
Existing & proposed Floor Plan	90WR/01		25 Apr 2014
Existing & Proposed Elevations			11 July 2014
Proposed Section	90WR/03		25 Apr 2014

4) UNI

The external elevations of the extension hereby permitted shall match in material, colour, style 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.

BH2014/01396

26 Sandgate Road Brighton

Erection of first floor rear extension.

Applicant: Mrs Deborah Walshe

Officer: Chris Swain 292178

Approved on 11/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 within the hereby approved extension 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
Existing and proposed first floor plans	26SR/01		30 April 2014
Existing and proposed	26/SR02		30 April 2014
Existing and proposed plans, elevations and section	26/SR03		30 April 2014

BH2014/01455

13 Upper Hamilton Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.17m, for which the maximum height would be 3.35m, and for which the height of the eaves would be 2.7m.

Applicant: Miranda Peters

Officer: Sue Dubberley 293817

Prior approval not required on 08/07/14 DELEGATED

BH2014/01522

Prestamex House 171-173 Preston Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to create 3 no. one bed flats, 28 no. two bed flats and 4 no. three bed flats.

Applicant: Daejan (Brighton) Limited

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 04/07/14 DELEGATED

BH2014/01535

60 Ashford Road Brighton

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

Applicant: Mr Anthony Crowther

Officer: Tom Mannings 292322

Approved on 07/07/14 DELEGATED

BH2014/01605

15 Florence Road Brighton

Certificate of lawfulness for proposed use of existing outbuilding as granny annex.

Applicant: Mr W Hemstedt & Mrs A Hemstedt

Officer: Liz Arnold 291709

Approved on 09/07/14 DELEGATED

BH2014/01897

28 Highcroft Villas 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 3.3m, and for which the height of the eaves would be 2.6m.

Applicant: Richard Hill

Officer: Robert Hermitage 290480

Prior approval not required on 16/07/14 DELEGATED

BH2014/01999

Rear of 375 Ditchling Road Brighton

Application for Approval of Details Reserved by Condition 12 of application BH2013/03374.

Applicant: Richard Brain

Officer: Adrian Smith 290478

Approved on 27/06/14 DELEGATED

REGENCY

BH2014/00122

51 Ship Street Brighton

Conversion of first, second and third floors to create 9no residential units incorporating formation of ancillary storage in part of basement, separate entrance, revision to fenestration and fire escapes to rear and associated works.

Applicant: Veerose Limited

Officer: Christopher Wright 292097

Approved on 03/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 15 January 2014 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

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

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

5) UNI

Unless otherwise agreed in writing no residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' 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

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

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

7) UNI

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

shall thereafter be retained for use at all times.

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

8) UNI

Notwithstanding the information submitted, no development shall commence until full details of means of ventilation of the residential units, including the specifics of where clear air is to be drawn from and that sufficient acoustic protection is built into the system to protect end users of the development, have 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 the property and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan and to ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

9) UNI

Notwithstanding the information submitted, no development shall commence until full details of the soundproofing and glazing requirements of the windows of the residential units to both the Ship Street façade and properties overlooking the light-well at all storeys hereby approved, have 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 the property and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan and to ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 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 Location Plan	H1976.01	A	15 Jan 2014
Block Plan	H1976.02	A	15 Jan 2014
Existing Elevations	H1976.08	E	21 Mar 2014
Proposed Elevations	H1976.09	B	21 Mar 2014
Existing & Proposed Basement & Ground Floor Layout (including Lease Definitions)	H1976.10	B	15 Jan 2014
Existing First, Second & Third Floor Layout Plan (including walls proposed to be removed)	H1976.11		15 Jan 2014
Proposed First, Second & Third Floor Layout Plan	H1976.12	D	15 Jan 2014
Existing & Proposed Ground Floor Layout Plan showing communal entrances to flats	H1976.13	C	15 Jan 2014

11) 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 the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan

12) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in powder-coated aluminium cast-iron-effect and shall be painted black and retained as such thereafter.

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

13) UNI

The external escape stairs hereby permitted shall be painted black within one calendar month of installation and shall be maintained as such thereafter.

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

14) UNI

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

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

15) UNI

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

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

16) UNI

No development shall take place until full details of the new communal entrance doors including 1:20 scale elevation drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

17) UNI

Notwithstanding the information submitted, no development shall commence until full details of how the first floor flats will be protected against airborne sound transmission from activities associated with the ground floor unit, (e.g. kitchen, toilets and public areas for example) have 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 the property and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan and to ensure a satisfactory appearance to the development and to comply with policies

HE3 and HE6 of the Brighton & Hove Local Plan.

18) UNI

Unless otherwise agreed in writing none of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' 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

No development shall take place until full details of the new steel security gate including 1:20 scale elevation drawings have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

20) UNI

No development shall take place until full details of the new glazed privacy screen including 1:20 scale elevation drawings have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

BH2014/00778

24 East Street Brighton

Change of use from Sui Generis at basement, first and second floors to retail (A1) (Retrospective).

Applicant: Downing Bentley

Officer: Liz Arnold 291709

Approved on 26/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	000		25th March 2014
Floor Plans - Basement & Ground Floor General Arrangements	101	Rev. 2	25th March 2014
Floor Plans - First & Second	102	Rev. 1	25th March 2014

Floor General Arrangement			
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BH2014/00816

Units 6-10 Churchill Square Brighton

Application for variation of conditions 2 and 3 of application BH2012/03350 (External and internal alterations to part of Western Road frontage (Units 4-5, 6 and 7, 8, 9, 10 and BHS Unit Msu1) including installation of double height shopfronts, raising of roof height of part of first floor, reconfiguration of retail units and associated works). Condition 2 to be varied to allow for alterations to the shopfront elevations. Condition 3 to be varied to allow for changes to the proposed materials.

Applicant: Kleinwort Benson (Channel Islands) Corporate Services + Kleinwort Benson (Jersey) Trustees

Officer: Andrew Huntley 292321

Approved on 08/07/14 DELEGATED

1) UNI

Not used.

2) UNI

The external finishes of the development hereby permitted shall be those approved within application BH2013/02990 and the following materials in relation to the Topshop/Topman unit:

Stall Riser: White polished granite.

Goalposts: Powder coated aluminium cladding - colour white (RAL 9010).

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	(PL)001		01.05.2014
Existing Upper Car Park Plan	(PL)002		22.10.2012
Existing Lower Mall Plan	(PL)003		22.10.2012
Existing Upper Mall Plan	(PL)004		22.10.2012
Existing First Floor Plan	(PL)005		22.10.2012
Existing Roof Plan	(PL)006		22.10.2012
Existing Western Road	(PL)007		22.10.2012
Existing Sections	(PL)008		22.10.2012
Proposed Upper Car Park Plan	(PL)010		08.11.2012
Proposed Lower Mall Plan	(PL)011		08.11.2012
Proposed Upper Mall (Ground Floor) Plan	(PL)012	B	08.05.2014
Proposed First Floor Plan	(PL)013	B	08.05.2014
Proposed Roof Plan	(PL)014	C	08.05.2014
Proposed Western Road (North) Elevation	(PL)015	C	08.05.2014
Proposed Sections	(PL)016		22.10.2012

Overall Proposed Western Road (North) Elevation (illustrative only)	(PL)017	A	08.05.2014
Views of Overall Proposed Frontage (illustrative only)	(PL) 018		22.10.2012
Proposed Unit 6 Elevation	(PL)019		22.10.2012
Shopfront Elevation Initial Proposal (Dorothy Perkins & Burton)	100		13.11.2012
Shopfront Details as Proposed (BHS)	BHS - 0040 - 108	C	13.05.2014
Shopfront Elevation as Proposed (Topshop/Topman)	24900.073	B	13.05.2014

BH2014/01072

Units 72-74 Churchill Square Brighton

Replacement of existing 3no air conditioning units with 4no air conditioning units (retrospective).

Applicant: Monsoon Accessorize Ltd

Officer: Sonia Gillam 292265

Approved on 09/07/14 DELEGATED

1) UNI

The air conditioning units shall be operated and thereafter maintained in strict accordance with the acoustic report received on 17 June 2014.

Reason: To safeguard the amenity of the occupiers of the adjoining property and to comply with policies SU10, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan	DOC-001-Location Plan		15/05/2014
Existing and proposed elevations	REA-Brighton (D)-ELEV-L003		03/04/2014

BH2014/01134

1-5 Prince Albert Street Brighton

Internal alterations to extend existing staircase to roof level. Erection of extension behind existing false facade at roof level to contain extended staircase. Creation of roof garden behind existing false facade at roof level and associated works.

Applicant: InnBrighton Ltd

Officer: Robin Hodgetts 292366

Approved on 03/07/14 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.

BH2014/01304

80 Preston Street Brighton

Alterations to shopfront. (Part retrospective)

Applicant: Mr Rahmi Aktepe

Officer: Helen Hobbs 293335

Refused on 27/06/14 DELEGATED

1) UNI

The replacement shopfront represents an inappropriate design by reason of the incorporation of tongue and groove timber board cladding, together with the inappropriate signage and the loss of the traditional shopfront features. The development therefore causes harm to the appearance of the property, wider street and the character and appearance of surrounding Regency Square Conservation Area. The development is therefore contrary to policies QD1, QD2, QD5, QD10 and HE6 of the Brighton & Hove Local Plan and SPD02: Shop front design.

BH2014/01399

43-44 Western Road Brighton

Display of non - illuminated panel sign.

Applicant: Cancer Research UK

Officer: Christine Dadswell 292205

Approved on 10/07/14 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.

BH2014/01419

80-82 Preston Street Brighton

Display of externally illuminated fascia sign.

Applicant: Rahmi Aktepe

Officer: Helen Hobbs 293335

Refused on 26/06/14 DELEGATED

1) UNI

The replacement fascia sign by virtue of the fascia depth and timber cladding forms an unduly bulky and overly prominent addition to the building and to the wider street scene which covers the traditional proportions of the pre-existing fascia. The prominence of the fascia is exacerbated by the excessively large lettering that projects beyond the fascia board. The signage would therefore fail to preserve the character and appearance of the Regency Conservation Area. The proposal would result in significant harm to amenity and is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

BH2014/01472

Unit 4-5 Churchill Square Brighton

Display of internally - illuminated lettering signs to adjoining retail units (part retrospective).

Applicant: Arcadia Group

Officer: Andrew Huntley 292321

Approved on 04/07/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The illumination of the advertisement shall be non-intermittent.

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

5) UNI

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

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

6) UNI

No advertisement shall be sited or displayed so as to -

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

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

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

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

7) UNI

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

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

BH2014/01473

Unit MSU 1 Churchill Square Brighton

Display of internally illuminated fascia and lettering signs.

Applicant: Arcadia Group

Officer: Andrew Huntley 292321

Approved on 15/07/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

No advertisement shall be sited or displayed so as to -

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

BH2014/01477

Unit 7-10 Churchill Square Brighton

Display of internally illuminated fascia signs to front elevation.

Applicant: Arcadia Group

Officer: Andrew Huntley 292321

Approved on 15/07/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

No advertisement shall be sited or displayed so as to -

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

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

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

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

6) UNI

The illumination of the advertisement shall be non-intermittent.

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

7) UNI

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.

BH2014/01511

22A East Street Brighton

Conversion of first and second floors from offices (B1) to 2no two bedroom flats.

Applicant: Baron Homes Corporation

Officer: Liz Arnold 291709

Approved on 11/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 dwelling(s) hereby permitted shall be constructed to all reasonable Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

3) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' 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.

4) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	E01		8th May 2014
Existing Plans; Ground, First and Second Floors	E02		8th May 2014
Block Plan	P01		8th May 2014
Proposed Plans; Ground, First and Second Floors	P02	Rev. B	14th May 2014

6) UNI

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

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

BH2014/01512

22A East Street Brighton

Internal alteration to first and second floors to convert offices (B1) to 2no two bedroom flats.

Applicant: Baron Homes Corporation

Officer: Liz Arnold 291709

Approved on 09/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

All internal doors hereby approved shall have a painted finish.

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

BH2014/01531

13 Duke Street Brighton

Display of non illuminated fascia and hanging signs.

Applicant: Match Bags UK

Officer: Helen Hobbs 293335

Refused on 15/07/14 DELEGATED

1) UNI

Insufficient information has been submitted with regards to signage in order to make a full assessment of the proposed impact on the character and appearance of the listed building contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements.

2) UNI2

Notwithstanding the lack of information, the replacement fascia sign, by reason of its depth, would have an adverse impact upon the visual amenity of the listed building and surrounding Old Town Conservation Area. The proposal would result in significant harm to amenity and is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements.

BH2014/01541

20 West Street Brighton

Display of externally - illuminated fascia and hanging signs.

Applicant: Madhu Subs Ltd

Officer: Emily Stanbridge 292359

Approved on 15/07/14 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.

BH2014/01566

19 Market Street Brighton

Certificate of lawfulness for existing use of first floor as a self contained flat.

Applicant: Baron Homes Corporation Ltd

Officer: Christopher Wright 292097

Refused on 14/07/14 DELEGATED

BH2014/01567

15 Middle Street Brighton

Display of internally illuminated fascia sign.

Applicant: Castletime Limited

Officer: Helen Hobbs 293335

Approved on 16/07/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The illumination of the advertisement shall be non-intermittent.

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

5) UNI

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

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

6) UNI

No advertisement shall be sited or displayed so as to -

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

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

7) UNI

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

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

BH2014/01678

12 Powis Grove Brighton

Application for approval of details reserved by condition 3 of application BH2013/03561.

Applicant: Mr David Wileman

Officer: Liz Arnold 291709

Refused on 15/07/14 DELEGATED

1) UNI

The submitted drawings fail to show the reveals in which the windows would be set in, the window horn details, and that the replacement windows would be 1 over 1 windows (as shown in approved application BH2013/03561). Furthermore, if glazing bars are proposed the 24mm wide glazing bar is too wide.

ST. PETER'S & NORTH LAINE

BH2014/00769

96-99 & 97 Queens Road Brighton

Change of use of lower ground and ground floor of 98-99 Queens Road and part of lower ground floor of 96-97 Queens Road from B1a use to A1 or A2 or A3 or B1a use incorporating revised shop front and associated alterations.

Applicant: Hargreaves Management Ltd

Officer: Chris Swain 292178

Approved on 26/06/14 DELEGATED

1) BH01.01

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

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

2) UNI

The premises shall not be brought into use within Class A3 of the Town and Country Planning (Use Classes) Order, 1987 (or any provision amending or re-enacting that Order) until a scheme for the fitting of odour control equipment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the sound insulation of the odour control equipment. The scheme shall be implemented in accordance with the approved details prior to the occupation of the development (within Class A3) 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.

3) UNI

The premises shall not be open or in use within Class A3 of the Town and Country Planning (Use Classes) Order 1987 (or any provision amending or re-enacting that Order) except between the hours of 07.00 and 23.00 Monday to Sunday.

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

4) UNI

The premises shall not be open or in use within Class A3 of the Town and Country Planning (Use Classes) Order 1987 (or any provision amending or re-enacting that Order) until a scheme for the soundproofing of the lower ground and ground floor levels of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development (within Class A3) and shall thereafter be retained as such.

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

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	100	A	10 March 2014
Existing elevations	302	A	28 March 2014
Proposed elevations	301	A	28 March 2014
Basement floor plan	200	A	28 March 2014

Proposed lower ground floor plan	201	A	28 March 2014
Proposed ground floor plan	202	A	28 March 2014

6) UNI

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

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

BH2014/01151

Las Iguanas 7 Jubilee Street Brighton

Display of internally illuminated fascia and hanging signs and non illuminated vinyl signs.

Applicant: Las Iguanas

Officer: Andrew Huntley 292321

Approved on 26/06/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The illumination of the advertisement shall be non-intermittent.

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

5) UNI

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

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

6) UNI

No advertisement shall be sited or displayed so as to -

(a) endanger persons using any highway, railway, waterway, dock, harbour or

aerodrome (civil or military);

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

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

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

7) UNI

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

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

BH2014/01152

Las Iguanas 7 Jubilee Street Brighton

Installation of new shopfront incorporating replacement of mosaic tiles with faded aluminium cladding and repainting.

Applicant: Las Iguanas

Officer: Andrew Huntley 292321

Approved on 26/06/14 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until full details of the paintwork to be used on the pillasters 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.

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	BRS.4448_01-1		10.04.2014
Existing Shopfront	BRS.4448_03-1		10.04.2014
Proposed Shopfront	52-31-06	A	01.05.2014
Signage Details	52-31-07	A	10.04.2014
Signage Details	52-31-08	A	10.04.2014

BH2014/01160**14 Bond Street Brighton**

Internal alterations to layout of shop including installation of new fire doors and repainting of fascia and hanging signs.

Applicant: Oliver Bonas

Officer: Adrian Smith 290478

Approved on 04/07/14 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.

BH2014/01184**15 North Gardens Brighton**

Erection of single storey side extension and roof terrace.

Applicant: Mrs Bryony October

Officer: Christine Dadswell 292205

Approved on 30/06/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	100		11 Apr 2014
Concept Sketches			11 Apr 2014
Existing Plans	101		11 Apr 2014
Existing Section A	102		11 Apr 2014
Existing Section B & C	103		11 Apr 2014
Existing West Elevation and Section D	104		11 Apr 2014
Proposed Plans	110		11 Apr 2014
Proposed Section A	111		11 Apr 2014
Proposed Section B	112		11 Apr 2014
Proposed Sections C & D	113		11 Apr 2014

BH2014/01339**35 Shaftesbury Road Brighton**

Erection of first floor rear extension.

Applicant: Mr & Mrs Daish

Officer: Chris Swain 292178

Refused on 14/07/14 DELEGATED

1) UNI

The proposed extension by reason of design, form and siting would relate poorly to the original built form of the property and would detract significantly from the character and appearance of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the

Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/01403

18 Upper Gardner Street Brighton

Alterations to the external finish of front elevation from face brickwork to render. (Retrospective)

Applicant: Richard English

Officer: Emily Stanbridge 292359

Approved on 01/07/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and pre-existing front elevation	01	A	04.06.2014

2) UNI

The brick cills to the existing sash windows, the corbelling at eaves level and the existing archway around the front entrance door shall be rendered over but maintained in relief.

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

3) UNI

Within 3 months of approval the entirety of the front elevation of the property, including any vents, shall be painted white (BS 4800 00E55) 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.

BH2014/01501

90A & 90B Shaftesbury Road Brighton

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

Applicant: Dr John Fernley

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 02/07/14 DELEGATED

BH2014/01513

4 Park Crescent Brighton

Removal of chimney on front roof slope.

Applicant: Ms Julia Davis

Officer: Emily Stanbridge 292359

Approved on 03/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Following the removal of the chimney stack the roof shall be made good with

matching natural slate.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			08.05.2014
Schedule of photographs			03.04.2014

BH2014/01543

11 Princes Road Brighton

Installation of rooflight to front roofslope.

Applicant: Mrs Elaine Dobbin

Officer: Christine Dadswell 292205

Approved on 07/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The rooflight 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 and Proposed Elevations and Floor Plans with Location Plan	FI/01		12 May 2014

BH2014/01563

Unit 1 Brighton Station Queens Road Brighton

Internal alterations to layout to facilitate hot food and drink outlet with associated signage (Retrospective).

Applicant: Mr Anthony Prior

Officer: Chris Swain 292178

Approved on 16/07/14 DELEGATED

BH2014/01577

Ground Floor Flat 12 Buckingham Road Brighton

Erection of detached single storey home office building in rear garden.

Applicant: Miss Andrea Furlong

Officer: Emily Stanbridge 292359

Approved on 09/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

No development or other operations shall commence on site until a scheme which provides for the retention and protection of the Willow has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme. The protection scheme shall include such information as protection of the tree during the course of the development to BS 5837 (2112) Trees in relation to design demolition and construction, facilitation pruning of the tree to BS 3998 (2010) Tree Pruning Operations as well as a construction specification / method statement for foundation design has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the tree. 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.

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			07.07.2014
Block Plan			07.07.2014
Proposed plans			07.07.2014

BH2014/01585

87-88 Upper Lewes Road Brighton

Removal of existing shopfront and installation of bay window and door at ground floor level. Removal of lean-to and canopy to lower ground floor level. Installation of rooflight to north east elevation, alterations to fenestration and other associated works.

Applicant: Alison Deacon & Sara Richardson

Officer: Emily Stanbridge 292359

Approved on 09/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received

Existing elevations, site plan and sections	3397.EX03	A	14.05.2014
Existing lower ground and ground floor plans	3397.EX.01		14.05.2014
Existing first and second floor plans	3397.EX.02		14.05.2014
Proposed plans and elevations	3397.PL.20	A	14.05.2014

BH2014/01592

3 The Auction Rooms 28 Gloucester Street Brighton

Prior approval for change of use from office (B1) to residential (C3) at ground floor level to form one studio flat.

Applicant: Mr Nicholas Everett

Officer: Christopher Wright 292097

Prior approval not required on 07/07/14 DELEGATED

BH2014/01593

104 North Road Brighton

Prior approval for change of use of office (B1) to residential (C3) to form a single dwelling house.

Applicant: Miles Broe Architecture LLP

Officer: Christopher Wright 292097

Prior approval not required on 14/07/14 DELEGATED

BH2014/01640

11-12 Marlborough Place Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 17no self contained flats.

Applicant: Kilbracken Properties (Brighton) Limited

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 14/07/14 DELEGATED

BH2014/01859

Land Adjoining 10 New England Road Brighton

Application for approval of details reserved by condition 4 of application BH2013/00245.

Applicant: Mr Ross Gilbert

Officer: Jessica Hartley 292175

Approved on 08/07/14 DELEGATED

WITHDEAN

BH2013/00627

Land West of Redhill Close Brighton

Application for Approval of Details Reserved by Conditions 10, 11, 12, 13 & 17 of application BH2013/00293.

Applicant: Bellway Homes (South East) Ltd

Officer: Guy Everest 293334

Approved on 03/07/14 DELEGATED

BH2014/00449

16 Redhill Drive Brighton

Erection of handrail to retaining wall in rear garden (part retrospective).

Applicant: Mr David Meredith
Officer: Jason Hawkes 292153
Approved on 03/07/14 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
Ordnance Survey Plans	OS/01		6th February 2014
Existing / Proposed South Elevation with levels	01	A	15th April 2014
Existing / Proposed West Elevation	02		6th February 2014
Existing / Proposed East Elevation	03		6th February 2014
Existing Block Plan with Levels	OS/03		15th April 2014

BH2014/00994

21 Clermont Road Brighton

Creation of patio at lower ground floor level with steps to garden level and associated alterations to fenestration.

Applicant: Alexandra Riepler
Officer: Jonathan Puplett 292525

Approved on 04/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 new first floor side window hereby approved (which would serve a bathroom) shall be obscure glazed and shall be retained as such thereafter.

Reason: To protect the amenity of neighbouring residents and to comply with policy 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 AND BLOCK PLAN	01		27/03/2014
EXISTING FLOORPLANS	02	A	27/03/2014
EXISTING ELEVATION	03		27/03/2014

EXISTING ELEVATION AND SECTION	04		27/03/2014
PROPOSED FLOORPLANS	10	F	16/05/2014
PROPOSED ELEVATION	11	A	27/03/2014
PROPOSED ELEVATION AND SECTION	12	D	27/03/2014

BH2014/01033

20 Peacock Lane Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof extensions and rooflights to front and rear.

Applicant: Mr Tim Hazelden

Officer: Mick Anson 292354

Approved on 27/06/14 DELEGATED

BH2014/01036

6 Tongdean Rise Brighton

Erection of two-storey rear extension, single-storey side extensions, conversion of garage into habitable living space and erection of new garage to front garden. (Revised scheme)

Applicant: Mr Denver Knight

Officer: Jason Hawkes 292153

Approved on 30/06/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Access to the flat roof over the front garage and side 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

No development shall commence on site until a detailed scheme which provides for the retention and protection of the adjacent Cherry tree on the verge in front of the dwelling 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

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

constructed in accordance with the approved details and shall be retained as such thereafter.

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

6) 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.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	ADC630/LP		31st March 2014
Block Plan	ADC630/BP	B	25th April 2014
Existing Plans	ADC630/01		31st March 2014
Existing Elevations	ADC630/02		31st March 2014
Proposed Garage and Roof Plan	ADC630/03	C	16th June 2014
Proposed Floor Plans	ADC630/04	C	23rd April 2014
Proposed Elevations	ADC630/05	C	23rd April 2014
Proposed Elevation / Sections	ADC630/06	C	23rd April 2014

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.

BH2014/01159

Kingsmere London Road Brighton

Formation of 4no. car parking spaces.

Applicant: Anstone Properties Ltd

Officer: Sonia Gillam 292265

Approved on 07/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery)

until a detailed Arboricultural Method Statement for protection of the Yew, Holly and Lime covered by the Preservation Order has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

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.

3) UNI

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

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

4) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification / Method Statement for the new parking areas has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

Reason: To 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.

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 location plan 1:1250			10/04/2014
Site plan 1:500	A814/02		10/04/2014

6) UNI

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

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.

BH2014/01234

9 Mulberry Close Brighton

Erection of single storey side extension.

Applicant: Mr & Mrs Sia & Liz Abbaszadeh

Officer: Joanne Doyle 292198

Approved on 26/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 flint wall to the southern boundary of the site shall be retained and any damage to the existing wall during the construction of the development shall be rectified using materials of matching composition, form and finish to those of the existing wall.

Reason: In the interests of the character and appearance of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	13140 E01		16 Apr 2014
Block Plan	13140 P01		16 Apr 2014
Existing Floor & Roof Plans	13140 E02		16 Apr 2014
Proposed Floor & Roof Plans	13140 P02		16 Apr 2014
Proposed Elevations	13140 P03		16 Apr 2014
Existing & Proposed Elevations	13140 P03	A	01 May 2014

BH2014/01269

11 South Road Brighton

Replacement of roof covering from corrugated asbestos to lead coloured flat roof finish and the creation of a parapet.

Applicant: Uniglobe Preferred Travel

Officer: Joanne Doyle 292198

Approved on 26/06/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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	317 ord s		01 May 2014
Plans & Elevations	317 10	C	26 Jun 2014
Roof Detail	317 11	B	26 Jun 2014

BH2014/01278

Flat 7 Carlton House 239 - 241 Preston Road Brighton

Replacement of existing timber framed windows with UPVC to dormer windows at front and rear.

Applicant: Christopher Heath

Officer: Christine Dadswell 292205

Refused on 27/06/14 DELEGATED

1) UNI

The replacement windows, by reason of their material and thickness of the frames, would be an unsympathetic alteration that fail to reflect the original character and appearance of the building and fail to preserve or enhance the character or appearance of the Preston Park Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

BH2014/01354

34 Hillcrest Brighton

Erection of single storey rear/side extension, landscaping, installation of timber decking to rear and widening of front parking area.

Applicant: David Browning

Officer: Emily Stanbridge 292359

Approved on 15/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 hereby approved decking shall not be brought into use until screening, in the form of a solid fence, to the western boundary of the site, has been erected in accordance with drawing nos. BR 06, BR 07 & BR 10. The screen shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received

Location plan	BR01		20.05.2014
Site plan	BR02		30.06.2014
Existing ground floor plan	BR03		28.04.2014
Existing elevations	BR04		28.04.2014
Proposed ground floor plan	BR05		30.06.2014
Proposed elevations	BR06		30.06.2014
Proposed eastern elevation	BR07		30.06.2014
Modification to driveway	BR09		28.04.2014
Roof plan	BR10		30.06.2014

BH2014/01488

Stowford Withdean Road Brighton

Certificate of Lawfulness for existing use of property as a single dwelling house.

Applicant: Sussex Partnership NHS FT

Officer: Andrew Huntley 292321

Approved on 07/07/14 DELEGATED

BH2014/01561

53 Fernwood Rise Brighton

Installation of raised timber decking and steps with handrail to rear garden.

Applicant: Mr & Mrs Bouri

Officer: Jessica Hartley 292175

Approved on 11/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans, Section and Elevations	1162-01	1	13/05/2014
Proposed Plans, Section and Elevations	1162-02	1	13/05/2014

BH2014/01569

46 Redhill Drive Brighton

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

Applicant: Mr Sonny Mears

Officer: Andrew Huntley 292321

Approved on 09/07/14 DELEGATED

BH2014/01576

Westdene Library Bankside Brighton

Non Material Amendment to BH2012/02626 to allow the access system to be pre-fabricated in smaller pieces and assembled on site, to allow for small fishplates to be used in bolting sections together and to allow minor modification

of supporting brickwork.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 07/07/14 DELEGATED

1) UNI

No development shall commence on site until a detailed scheme which provides for the retention and protection of adjacent trees to be retained has been submitted to and approved by the Local Planning Authority. The scheme shall indicate how the new piers shall be installed without detriment to the root systems and overall health of the adjacent Elm trees. 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.

BH2014/01720

52 Bates Road Brighton

Erection of bicycle storage shed at front of property.

Applicant: Dr Rebecca Moberly

Officer: Christine Dadswell 292205

Refused on 03/07/14 DELEGATED

1) UNI

By virtue of its height, bulk and siting the bicycle storage shed is an unduly prominent and incongruous feature in the street scene, detracting from the character and appearance of the recipient property and the wider area. The development is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and the guidance contained in SPD12. The potential benefits that would accrue from the scheme, in terms of encouraging sustainable travel modes, are not considered to outweigh the level of harm caused in this instance.

EAST BRIGHTON

BH2013/03437

St Marys Hall Eastern Road Brighton

Alterations to 3no entrances to Eastern Road incorporating gate widening and alterations to walls, piers, fences and gates. Widening of Western access road and pedestrian footpath. (Part retrospective).

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 30/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 commencement of works to implement the permanent widening of Gateways 1 and 2 into the site and the other associated works hereby approved, a schedule of works shall be submitted for approval to the Local Planning Authority for restoration works to the Grade II Listed boundary wall and brick piers fronting Eastern Road. Sample panels of proposed restoration works for each type of boundary wall shall be constructed on site to be approved by the Local Planning Authority. The works shall be restricted to those sections either side of Gateway 1 up to and including Gateway 3 as identified on the hereby approved

Site Block Plan (AL604 Rev D) and all sections of wall in between. Notwithstanding the plans hereby approved, details of the height and width and materials of the permanent western pier to Gateways 1 and 2 shall be submitted to the Local Planning Authority for approval and shall be carried out in accordance with the approved plans.

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

3) UNI

Within 18 months of completion of the works hereby approved to widen the access and egress of the site, the restoration works to the boundary wall identified in Condition 3 above shall be completed to the satisfaction of the Local Planning Authority.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	AL603	Rev B	09.10.13
Site Block Plan	AL604	Rev D	09.10.13
Entrance Gates Position 1	AA725	Rev P1	09.10.13
Gates at Entrance 2	AA726	Rev P2	09.10.13
Gate 3 entrance area	AA727	Rev P1	09.10.13
Level study - Elliot House Pick up point	AA728	Rev P1	09.10.13
Gate 3 Driveway widening and existing elevations to Eastern Road	AA729	Rev P2	16.10.13
Photograph of School pedestrian and vehicular access prior to temporary widening (Gate 1)			16.10.13
Photograph of Swimming pool entrance prior to temporary widening (Gate 2)			16.10.13
Existing Photographs of Flint wall panels			07.03.14

4) 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.

5) UNI

Prior to the commencement of works to implement the permanent widening of Gateways 1 and 2 into the site a scheme of traffic management, cycle and pedestrian movement shall be submitted to the Local Planning Authority for approval to improve drop off facilities and the safe entry, circulation and exit of vehicles and pedestrians into, around and leaving the site as well as vehicles and pedestrians using the public highway and footway outside. The scheme shall

include physical measures, signage and road markings within the site. The scheme shall be fully implemented before the widened gateways are brought into use and shall thereafter be retained.

Reason: In the interests of the safety of people who enter and depart the site by all modes of transport and public highway users in the vicinity of the site and to accord with Policies TR7 and TR8 of the adopted Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

No development shall take place until a survey report and a method statement setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, and including details of any temporary support and structural strengthening or underpinning works, shall have been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement.

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

BH2013/03438

St Marys Hall Eastern Road Brighton

Alterations to 3no entrances to Eastern Road incorporating gate widening and alterations to walls, piers, fences and gates. Widening of Western access road and pedestrian footpath. (Part retrospective).

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 04/07/14 DELEGATED

1) BH01.05

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

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

2) UNI

No development shall take place until a survey report and a method statement setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, and including details of any temporary support and structural strengthening or underpinning works, shall have been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement.

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

3) UNI

Within 18 months of completion of the works hereby approved, the restoration works to the boundary wall required by Condition 2 of this Listed Building Consent shall be completed to the satisfaction of the Local Planning Authority.

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

4) UNI

Prior to the commencement of works to implement the permanent widening of Gateways 1 and 2 into the site and the other associated works hereby approved, a schedule of works shall be submitted for approval to the Local Planning

Authority for restoration works to the Grade II Listed boundary wall fronting Eastern Road. Sample panels of proposed restoration works for each type of boundary wall shall be constructed on site to be approved by the Local Planning Authority. The works shall be restricted to those sections either side of Gateway 1 up to and including Gateway 3 as identified on the hereby approved Site Block Plan (AL604 Rev D) and all sections of wall in between. Notwithstanding the plans hereby approved, details of the height and width and materials of the permanent western piers to Gateways 1 and 2 shall be submitted to the Local Planning Authority for approval and shall be carried out in accordance with the approved plans.

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

BH2014/00482

Flat 2 115 - 116 Marine Parade Brighton

Insertion of fire resistant doors internally.

Applicant: Catherine Le Busque

Officer: Sue Dubberley 293817

Approved on 15/07/14 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 new doors shall be half glazed 4 panel door in line with the details submitted on 13 June 2014 of the 'Canterbury 2 Light glazed fire door' 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.

BH2014/00770

2 Chichester Place Brighton

Erection of new brick and flint wall and gates to Northerly boundary.

Applicant: Mrs Juliette Wright

Officer: Wayne Nee 292132

Approved on 26/06/14 DELEGATED

1) UNI

Prior to the installation of the hereby approved gate 1:1 scale joinery details of the gate shall be submitted to and approved in writing by the local planning. The works shall be carried out and completed in their entirety fully in accordance with the approved details and maintained as such thereafter.

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

2) UNI

Prior to above ground works commencing in connection with the hereby approved boundary wall samples of the materials, including a flint panel and mortar, to be used in the construction of the external surfaces of the hereby permitted boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2014/01122

1 Manor Road Brighton

Application for Approval of Details Reserved by Condition 19 of application BH2012/03364.

Applicant: Hill Partnerships Ltd

Officer: Wayne Nee 292132

Approved on 15/07/14 DELEGATED

BH2014/01379

Bristol Mews Bristol Gardens Brighton

Erection of single storey extension to front and erection of infill extension to rear. Alterations and extension to roof including installation of front dormer, installation of 6 no rooflights and revised fenestration.

Applicant: Mr Sudirman Yusuf

Officer: Joanne Doyle 292198

Refused on 15/07/14 DELEGATED

1) UNI

The proposed first floor rear extension, by reason of its design, form and bulk would dominate the rear of the building, appearing poorly designed and detailed in relation to the existing building and wider Bristol Mews development. The proposal would thereby be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed front dormer, by reason of its design and size, would appear an unduly bulky addition which would dominate the front roofslope of the property. The proposal would disrupt the character and appearance of the existing property and wider Bristol Mews development. The proposal would thereby be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01427

11 Rock Street Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/01426.

Applicant: Robin Tyler

Officer: Adrian Smith 290478

Approved on 10/07/14 DELEGATED

1) UNI

The proposed development would, by reason of the design, form, scale and siting, result in an unsympathetic and visually harmful addition that would detract from the character of the recipient terrace building to the detriment of visual amenity. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

2) UNI2

The proposed development would, by reason of the scale and siting, have an overbearing impact on the neighbouring lower ground floor level property at 34 Cowper Street, and would result in a loss of light and outlook and an increased sense of enclosure that would be detrimental to residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

BH2014/01430**25 St Marys Square Brighton**

Replacement of windows and doors with UPVC double glazed units.

Applicant: Mr A Gerrard**Officer:** Christine Dadswell 292205**Approved on 27/06/14 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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			02 May 2014
Block Plan			02 May 2014
Existing and Proposed Elevations	A131/45		02 May 2014
Window Drawings	A131/46		02 May 2014
Door Drawings			02 May 2014

BH2014/01634**Flat 2 3 Eastern Terrace Brighton**

Internal alterations to layout of flat

Applicant: Stephen Tooma**Officer:** Christine Dadswell 292205**Approved on 14/07/14 DELEGATED****1) BH01.01**

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

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

All new cornices and dado rails shall exactly match the existing.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan***BH2014/02011****1 Manor Road Brighton**

Application for approval of details reserved by condition 14 of application BH2012/03364.

Applicant: Hill Partnerships Ltd**Officer:** Wayne Nee 292132**Approved on 15/07/14 DELEGATED****BH2014/02012****1 Manor Road Brighton**

Application for approval of details reserved by condition 16 of application BH2012/03364.

Applicant: Hill Partnerships Ltd

Officer: Wayne Nee 292132
Approved on 15/07/14 DELEGATED

BH2014/02013

1 Manor Road Brighton

Application for Approval of Details Reserved by Condition 17 of application BH2012/03364.

Applicant: Hill Partnerships Ltd

Officer: Wayne Nee 292132

Approved on 15/07/14 DELEGATED

BH2014/02014

1 Manor Road Brighton

Application for Approval of Details Reserved by Condition 20 of application BH2012/03364.

Applicant: Hill Partnerships Ltd

Officer: Wayne Nee 292132

Approved on 15/07/14 DELEGATED

HANOVER & ELM GROVE

BH2014/00739

131 Islingword Road Brighton

Application for Approval of Details Reserved by Condition 7 of application BH2013/02995.

Applicant: CIP (Hampstead) Limited

Officer: Wayne Nee 292132

Approved on 03/07/14 DELEGATED

BH2014/01330

14 Richmond Terrace Brighton

Erection of a single storey rear extension with pitched roof and associated alterations.

Applicant: Rabbi Pesach Efune

Officer: Helen Hobbs 293335

Approved on 01/07/14 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) BH13.02

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

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

3) BH13.05

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 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 of the Brighton &

Hove Local Plan.

BH2014/01445

131 Islingword Road Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2013/02995.

Applicant: CIP (Hampstead) Limited

Officer: Wayne Nee 292132

Approved on 03/07/14 DELEGATED

BH2014/01574

54 Islingword Place Brighton

Certificate of lawfulness for proposed demolition of existing conservatory and erection of single storey rear extension.

Applicant: Mr Jonathan Taylor

Officer: Adrian Smith 290478

Approved on 09/07/14 DELEGATED

HOLLINGDEAN & STANMER

BH2013/04337

University of Sussex Refectory Road Brighton

Outline application with some matters reserved for demolition of existing buildings and construction of new buildings providing new academic facilities (D1) circa 59,571sqm, 4,022no new student accommodation bedrooms (C1) and new mixed use building circa 2,000 sqm, providing (A1, A3, A4, C1 and D1) uses, incorporating new pedestrian, cycle, vehicular and service routes, landscaping, new parking, upgrading of related infrastructure and associated works. Matters for approval include layout, access and scale. Matters reserved are appearance and landscaping.

Applicant: University of Sussex

Officer: Sue Dubberley 293817

Refused on 01/07/14 COMMITTEE

1) UNI

The proposed development would result in the loss of a significant number of trees which would have a negative impact on the amenity of the campus both in terms of its users and its ecology contrary to policies QD16 and QD18 of the Brighton & Hove Local Plan 2005;

2) UNI2

The outline application, by virtue of its overall masterplanning approach, does not make a positive contribution to the existing visual quality of the environment by virtue of its proposed scale and height resulting in the creation of a more dense urban environment to the detriment of the existing character of this edge of city location contrary to policy QD1 of the Brighton & Hove Local Plan 2005 and policy CP21 (5) of the Submission City Plan Part One;

3) UNI3

The application fails to demonstrate that it would not result in a negative impact on the city's existing housing stock as a result of the proposed increase in student numbers contrary to the sustainable objectives within the National Planning Policy Framework;

4) UNI4

The proposed development will overwhelm the composition and setting of the campus and its listed buildings as envisaged by Sir Basil Spence contrary to policies HE3 and QD3 of the Brighton & Hove Local Plan 2005;

BH2014/01326

96 Stanmer Villas Brighton

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

Applicant: Mr Paul Spedding

Officer: Allison Palmer 290493

Approved on 30/06/14 DELEGATED

BH2014/01446

50 Hollingbury Road Brighton

Conversion of roof space to form one bedroom flat incorporating front rooflights, rear dormers, formation of new access steps to first floor flat and cycle/bin storage.

Applicant: Mrs Sarah Smith

Officer: Adrian Smith 290478

Refused on 27/06/14 DELEGATED

1) UNI

The proposed flat, by virtue of its small floor area, part of which set beneath low ceilings, would form an excessively cramped form of residential accommodation contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of the scale and design of the rear dormer and the number of rooflights to the front, would be harmful to the appearance of the building and wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and guidance within SPD08.

3) UNI3

The proposed development, by virtue of the scale and location of the rear access steps and platform, would be harmful to the amenities of adjacent residents by way of loss of privacy, light and outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01850

2 Dudley Road Brighton

Demolition of 2 Dudley Road.

Applicant: Griston Lahaise Cross LLP

Officer: Andrew Huntley 292321

Prior approval not required on 09/07/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2014/01394

2 Coombe Terrace Brighton

Change of use from restaurant (A3) to 1 no. one bedroom flat (C3) at ground floor level incorporating removal of existing shopfront, installation of 2 no. windows and entrance door with associated alterations.

Applicant: A Mohammid

Officer: Emily Stanbridge 292359

Approved on 14/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 amenity space has been fully implemented and made available for use. The amenity space shall thereafter be retained for use by the occupants at all times.

Reason: To ensure that a satisfactory standard of accommodation is formed and to comply with policy QD27 of Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall not be commenced until details of sustainability measures to reduce the energy and water consumption of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation and thereafter be retained as such.

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			19.05.2014
Existing and proposed	01	B	30.04.2014

6) 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.

BH2014/01493

Heath Hill Lodge Nursing Home Heath Hill Avenue Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5, 7 and 11 of application BH2011/01556.

Applicant: Hazelgrove Nursing Home

Officer: Adrian Smith 290478

Approved on 27/06/14 DELEGATED

QUEEN'S PARK

BH2013/04344

2 Windmill Terrace Brighton

Erection of single storey rear infill extension.

Applicant: Mr & Mrs C Farrington

Officer: Wayne Nee 292132

Approved on 08/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed elevations, sections	223WT2/01		03 July 2014
Existing plans	223WT2/01		02 May 2014
Existing elevations	223WT2/02		02 May 2014
Proposed plans	223WT2/03	A	03 July 2014

BH2014/00244

8-10 Rock Place Brighton

Change of use from Drama School (D1) to mixed use Drama School (D1) and Public Theatre (Sui Generis).

Applicant: Academy of Creative Training

Officer: Wayne Nee 292132

Approved on 03/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 theatre use hereby permitted shall not be open to the public except between the hours of 09:00 and 23:00 on Mondays to Sundays.

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 loading or unloading of vehicles shall take place in connection with the hereby approved theatre use except between the hours of 09:00 and 23:00 on Monday to Friday, 10:00 to 23:00 on Saturdays and not at any time on a Sunday.

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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			27 January 2014
Existing layout	L-01		27 January 2014
Proposed layout	L-01		27 January 2014

BH2014/00583

Royal Spa Nursery School Park Hill Brighton

Erection of single storey rear extension, demolition of existing large store and erection of replacement masonry storage shed to south elevation and installation of roof canopy and other associated works.

Applicant: Property & Design

Officer: Wayne Nee 292132

Approved on 02/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 outdoor play sessions shall be restricted to within the hours of 09.00 to 17.00 Mondays to Fridays only with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

3) UNI

No amplified music or musical equipment shall be used in the outdoor play area at any time.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

4) UNI

The outdoor play area shall have an appropriate soft play surface to minimise the generation of noise.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the agreed details.

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.

6) UNI

The premises shall only be used for Nursery D1 and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: for the avoidance of doubt and to allow the Local Planning Authority

opportunity to assess any new uses upon the site in the interests of the amenities of adjacent residents and to comply with policy QD27 of the Brighton & Hove Local Plan.

7) UNI

The number of children at the nursery at any time shall not exceed 62 without the prior approval of the Local Planning Authority.

Reason: To prevent over intensive use of the premises and consequent adverse effect on the character of the area and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

8) 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.

9) UNI

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

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

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
Existing and proposed west elevation	301		21 February 2014
Existing and proposed south elevation	302		21 February 2014
Proposed ramp east elevation	303		28 February 2014
Proposed roof canopy	305		06 June 2014
Existing and proposed floor plans	300	A	06 June 2014
Site and block plans	001		21 February 2014

11) UNI

No development shall take place until a written management plan for the outdoor play area needs to be produced showing how the outside area is managed, including details of staff supervision, layout of area showing types of play areas (e.g. quiet, wet, sand areas, planting etc) has been submitted and agreed in writing. The management plan shall be implemented prior to the increase in the number of children and shall be thereafter, retained for the duration of the approval with any required amendments made when necessary.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

BH2014/00668**113 Marine Parade Brighton**

Certificate of Lawfulness for proposed change of use of a four bedroom small house in Multiple Occupation (C4) and conversion of 2 no two bedroom maisonettes (C3) to form 2 no. residential units

Applicant: A Hills

Officer: Robin Hodgetts 292366

Refused on 30/06/14 DELEGATED

1) UNI

The proposal represents development under S.55 of the Town and Country Planning Act 1990 (as amended) and there is no exception to the requirement for planning permission within the Town and Country (General Permitted Development) Order 1995 (as amended).

Informatives:

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

Plan Type	Reference	Version	Date Received
Block and site location plans	01		28/02/14
Existing plans	02		28/02/14
Existing plans	03		28/02/14
Existing plans	04		28/02/14

BH2014/01082**38 St James Street Brighton**

Change of use from retail (A1) to tanning studio (Sui Generis) with associated alterations.

Applicant: Mr Darren Parkins

Officer: Andrew Huntley 292321

Approved on 27/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 & Existing & Proposed Plans	JMS - 100	P1	02.05.2014

BH2014/01258**Brighton College Eastern Road Brighton**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2012/02017.

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 07/07/14 DELEGATED

BH2014/01259**Brighton College Eastern Road Brighton**

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2012/02016.

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 07/07/14 DELEGATED

BH2014/01267**88A Queens Park Road Brighton**

Erection of a single storey rear extension.

Applicant: Ms Harriet Eton

Officer: Lorenzo Pandolfi 292337

Refused on 08/07/14 DELEGATED

1) UNI

The proposed development, by reason of design, siting, excessive footprint and proportions would result in an unsympathetic and visually harmful addition to the rear of the property. The resultant extension would have a cluttered and incoherent appearance, to the detriment of the character of the building and the wider surrounding area. In addition, the extension by reason of its excessive depth, height and footprint would have an unneighbourly impact on neighbouring occupiers by reason of increased building bulk and overshadowing contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012)

BH2014/01299**75 Albion Hill Brighton**

Erection of first floor rear extension and other associated works.

Applicant: Antonia Clarke

Officer: Chris Swain 292178

Approved on 30/06/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			22 April 2014
Block plan	1362/BLK		22 April 2014
Plans and elevations as existing	1362/P1		22 April 2014
Plans and elevations as	1362/02		22 April 2014

proposed			
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BH2014/01369

Flat 1 25 Burlington Street Brighton

Reinstatement of basement level front entrance door and alterations to fenestration including installation of timber sash windows to front and rear elevations to replace existing.

Applicant: Mr Steven Pike

Officer: Christine Dadswell 292205

Approved on 16/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	1288 01	A	21 May 2014
Existing Floor Plans	1288 02		21 May 2014
Proposed Floor Plans	1288 03	C	01 Jul 2014
Existing Cross Section	1288 04		21 May 2014
Proposed Cross Section	1288 05	C	10 Jul 2014
Existing and Proposed East Elevation	1288 06		21 May 2014
Joinery Details Lower Ground Floor Front Elevation	1288 07		21 May 2014
Joinery Details	1288 08		21 May 2014

3) UNI

The hereby approved cast iron vent shall be painted to match the remainder of the building and shall be maintained as such thereafter.

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

4) UNI

Notwithstanding the submitted plans no works shall take place until full details of the proposed doors and windows 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 of the Brighton & Hove Local Plan.

5) 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.

BH2014/01370

Flat 1 25 Burlington Street Brighton

Internal and external alterations, including alterations to layout, installation of new internal staircase, reinstatement of basement level front entrance door and alterations to fenestration including installation of timber sash windows to front and rear elevations to replace existing.

Applicant: Mr Steven Pike

Officer: Christine Dadswell 292205

Approved on 16/07/14 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 kitchen units shall not be higher than the bottom cill of the adjoining window openings.

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

3) UNI

The hereby approved cast iron vent shall be painted to match the remainder of the building and shall be maintained as such thereafter.

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

4) UNI

All new architraves, skirtings and cornices shall exactly match the existing.

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

5) UNI

Notwithstanding the submitted plans no works shall take place until full details of the proposed doors and windows 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 of the Brighton & Hove Local Plan.

6) 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.

BH2014/01432

Puffin Pre School Milner Flats Kingswood Street Brighton

Replacement of existing timber framed door with timber effect UPVC folding doors and erection of external store to South elevation.

Applicant: Brighton & Hove City Council

Officer: Tom Mannings 292322

Approved on 11/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	J073001	A	16th May 2014
Location Plans	J073002	A	16th May 2014
Floor Plan Existing	J073003	0	2nd May 2014
Floor Plan Alterations	J073004	A	2nd May 2014
Floor Plan Proposed	J073005	C	2nd May 2014
South & West Elevations Existing & Proposed	J073006	C	2nd May 2014

BH2014/01442

16 Park Street Brighton

Erection of single storey rear extension.

Applicant: Mr Robert Brooks

Officer: Joanne Doyle 292198

Approved on 27/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and Existing & Proposed Floor Plans and Elevations (including sections)		02 May 2014	02 May 2014

BH2014/01507

20 Margaret Street Brighton

Creation of 2no dormers to rear.

Applicant: Chris & Suki Stephens

Officer: Emily Stanbridge 292359

Refused on 03/07/14 DELEGATED

1) UNI

The proposed two rear dormers by virtue of their size, position, number and

design form unduly dominant additions to the existing modestly scaled roof slope and disrupt the character and appearance of the host property. The proposed dormers are therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

ROTTINGDEAN COASTAL

BH2013/03781

The Terraces Seafront South of White Horse Hotel Rottingdean Brighton

Temporary consent for the installation of a disabled access ramp for a period of three years.

Applicant: Rottingdean Parish Council

Officer: Robin Hodgetts 292366

Approved on 26/06/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			03/02/14
Block plan			03/02/14
Proposed plan and elevation			03/02/14

2) UNI

The temporary access ramp hereby approved shall be permanently removed on or before 06 June 2017 and the land restored to its former condition immediately prior to the development authorised by this permission.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and to comply with policy QD2 of the Brighton & Hove Local Plan.

3) UNI

The permission hereby granted shall be for a temporary period only, expiring on or before 06 June 2017.

Reason: The structure hereby approved is not considered suitable as a permanent form of development and to comply with policy QD2 of the Brighton & Hove Local Plan.

BH2013/03950

Unit 8 Boardwalk Level Waterfront Brighton Marina Brighton

Certificate of lawfulness for proposed use as temporary classroom and training facility for period of one year.

Applicant: City College Brighton & Hove

Officer: Wayne Nee 292132

Approved on 08/07/14 DELEGATED

BH2014/00665

Flat 7 17 Lewes Crescent Brighton

Internal alterations to layout of flat.

Applicant: Suzanna Collis

Officer: Wayne Nee 292132

Approved on 14/07/14 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 architrave to the original doorway to the bedroom shall be retained.

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

3) UNI

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

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

4) UNI

The proposed bathroom door and architraves hereby approved shall exactly match the existing.

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

5) UNI

All pipes/services shall run in the floor void and shall not cut through joists, unless otherwise agreed with the Local Planning Authority.

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

6) UNI

The door between the kitchen and hallway shall be retained in the existing position.

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

7) UNI

The new bedroom cupboard hereby approved shall exactly match the existing cupboard.

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

BH2014/00996

Asda Superstore Brighton Marina Village Brighton

Erection of canopy in car park.

Applicant: Asda Stores Ltd

Officer: Adrian Smith 290478

Approved on 27/06/14 DELEGATED

1) BH01.01

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

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

BH2014/01065

6 Arundel Place Brighton

Alterations to South elevation incorporating changes to fenestration and rendering and garage area incorporated into house.

Applicant: Joanne Way-Young
Officer: Christine Dadswell 292205

Approved on 14/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	158/PA/201		03 April 2014
Existing and Proposed South Elevations	158/PA/203	A	30 June 2014
Existing and Proposed East Elevations	158/PA/205		09 May 2014
Existing Floor Plans	158/PA/201		03 April 2014
Proposed Floor Plans	158/PA/202		03 April 2014
Façade Details- Sliding Shutters	158/PA/300		16 May 2014
Façade Details- Shutter Configurations	158/PA/301		16 May 2014

BH2014/01125

49 Wivelsfield Road Saltdean Brighton

Erection of hip to barn end roof extension, rear dormer with balcony and front rooflights. Widening of existing vehicular crossover.

Applicant: Ms Liane Kirkcaldy
Officer: Emily Stanbridge 292359

Refused on 07/07/14 DELEGATED

1) UNI

The rear dormer by reason of its size, bulk and detailing would appear unduly bulky and would fail to respect the character and proportions of the existing building, adjoining properties and the wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The vertical front rooflight (to the western section of the roof) would be excessively large and poorly positioned in relation to the fenestration below, causing significant harm to the character and appearance of the recipient property and the wider street scene. 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.

3) UNI3

The proposed first floor balcony by reason of its elevation position would create increased levels of overlooking and loss of privacy to 51 Wivelsfield Road. The resulting impact would be detrimental to neighbouring amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01145**1 & 6 Winton Cottages Falmer Road Rottingdean Brighton**

Replacement of timber balustrade with metal balustrade to rear decking and boundary alterations. (Part Retrospective)

Applicant: Falmer Road Developments (Sussex) Ltd

Officer: Wayne Nee 292132

Approved on 02/07/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed external stair details	2002	n/a	30 April 2014
Proposed boundary wall and fence details	2004	n/a	30 April 2014
Existing external stair details	2001	n/a	11 April 2014
Existing landscape plan	1001	n/a	29 April 2014
Existing boundary wall and fence details	2003	n/a	29 April 2014
Proposed landscape plan	1002	n/a	29 April 2014
Location plan and block plan	1003	n/a	11 April 2014
Existing site plan	001	n/a	11 April 2014

BH2014/01162**Saltdean Primary School Chilington Way Saltdean Brighton**

Erection of two temporary classrooms with associated landscaping.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Approved on 03/07/14 COMMITTEE

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	001	0	10/04/2014
Block plan	002	0	10/04/2014
Existing plan with levels	003	0	10/04/2014
Proposed plan	004	A	10/04/2014
Proposed elevations	005	A	10/04/2014
	006	A	10/04/2014

2) 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 and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers)).

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

3) UNI

The temporary classroom hereby approved shall be permanently removed on or before 25 June 2019 and the land restored to its former condition immediately prior to the development authorised by this permission.

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

4) UNI

The permission hereby granted shall be for a temporary period only, expiring on or before 25 June 2019.

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

BH2014/01217

2 Perry Hill Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extensions, rear dormer and rooflights to front elevation.

Applicant: Mr & Mrs Izzard

Officer: Chris Swain 292178

Approved on 01/07/14 DELEGATED

BH2014/01252

114 High Street Rottingdean Brighton

Removal of existing rear external stairs, enlargement of first floor rear landing and alterations to fenestration.

Applicant: Mr M Parkhouse

Officer: Christine Dadswell 292205

Refused on 11/07/14 DELEGATED

1) UNI

The proposed terrace, due to its height and location close to neighbouring boundaries, would represent an un-neighbourly and overbearing addition for nearby residents resulting in increased overlooking and adverse loss of privacy. 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.

2) UNI2

The proposed terrace, by virtue of its timber material, increased size and prominent location, would detract from the character and appearance of the property and the Rottingdean Conservation Area, contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2014/01371

Flat 4 4 Lewes Crescent Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 6, 7, 8 and 9 of application BH2013/00147.

Applicant: Simon Mawby

Officer: Adrian Smith 290478

Approved on 30/06/14 DELEGATED

BH2014/01424**15 Welesmere Road Rottingdean Brighton**

Installation of windows and dormer to front, window to side, rooflights to rear and solar panels to rear and side roof slopes.

Applicant: Pam Collings

Officer: Joanne Doyle 292198

Approved on 09/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			01 May 2014
Block Plan	1103/09		01 May 2014
Floor Plans & Elevations as Existing	11/0309 1		01 May 2014
Floor Plans & Elevations as Proposed	11/0309 2B		01 May 2014
Floor Plan & Elevations as Existing	11/0309 3		14 May 2014
Floor Plan & Sections as Proposed	11/0309 4B		14 May 2014
Detailed Sections Existing & Proposed	11/0309 5B		14 May 2014

BH2014/01464**Flat 6 Sussex Mansions 39 - 40 Sussex Square Brighton**

Internal alterations to layout of flat.

Applicant: Mrs Susan & Mr Ian Jacobs

Officer: Emily Stanbridge 292359

Approved on 10/07/14 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 kitchen units should be scribed round the existing skirting boards rather than cut through them.

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

3) UNI

The area of replacement wall and surrounding areas to the interior of the property shall be made good, and shall match in material, colour, style and texture to those of the existing building.

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

Hove Local Plan.

4) UNI

Notwithstanding the details submitted, all replacement and reinstatement features including corncicing, skirting, and picture rails should match exactly the original in materials and detail, and shall be retained as such thereafter, except where otherwise agreed in writing with the Local Planning Authority.

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

5) UNI

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

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

BH2014/01480

124 Longhill Road Brighton

Certificate of Lawfulness for proposed removal of existing conservatory and erection of single storey extension to side elevation.

Applicant: Mr Tim Dakers

Officer: Tom Mannings 292322

Approved on 11/07/14 DELEGATED

BH2014/01508

19 Lewes Crescent Brighton

Replacement of existing zinc covering to part of roof at first floor level on front elevation with lead covering.

Applicant: Mrs Devries

Officer: Christine Dadswell 292205

Refused on 03/07/14 DELEGATED

1) UNI

The proposed development by reason of inappropriate material would harm the architectural and historic character of the Grade I Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

BH2014/01538

16 Perry Hill Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs D Collins

Officer: Tom Mannings 292322

Refused on 16/07/14 DELEGATED

BH2014/01539

16 Perry Hill Brighton

Erection of single storey front extension.

Applicant: Mr & Mrs D Collins

Officer: Tom Mannings 292322

Refused on 16/07/14 DELEGATED

1) UNI

The proposed development would visually unbalance the semi-detached pair of dwellings and would have a detrimental impact on the uniform character and

appearance of the Perry Hill street scene. The proposal would therefore fail to emphasise and enhance the positive qualities of the local neighbourhood and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

BH2014/01581

12 Ainsworth Close Ovingdean Brighton

Certificate of lawfulness for proposed dormer to side elevation.

Applicant: Mrs Christine Chisholm

Officer: Tom Mannings 292322

Approved on 14/07/14 DELEGATED

WOODINGDEAN

BH2014/00714

91A Crescent Drive North Brighton

Enlargement of existing front dormer incorporating pitched roof and replacement of rear dormer with first floor extension incorporating double pitched roof.

Applicant: Raymond Finnis

Officer: Joanne Doyle 292198

Refused on 10/07/14 DELEGATED

1) UNI

The proposed enlargement of the existing front dormer incorporating the addition of a second dormer, by reason of its design, siting, size and excessive cladding would appear an unduly bulky addition which would dominate the front roofslope of the property. The proposal would cause significant harm to the character and appearance of the property and the wider street scene. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed replacement of the existing rear dormer with a first floor extension incorporating a double pitched roof would by virtue of its design, form and bulk fail to emphasise and enhance the characteristics of the area, and would appear out of scale, bulky and overly dominant in relation to the original bungalow form of the property. The proposal would thereby be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2014/01193

3 Rudyard Road Brighton

Demolition of existing bungalow and erection of 2no two bedroom dwellings with associated alterations.

Applicant: Mr Jason Raynsford

Officer: Andrew Huntley 292321

Approved on 01/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

5) UNI

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.

6) UNI

No development above ground floor slab level shall take place until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code Level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

Notwithstanding the submitted plans no development above ground floor slab level shall take place until details of revised vehicle parking areas have been submitted and approved in writing by the Local Planning Authority. The revised parking area shall provide one hardstanding to each property at the frontage of

the site. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted. The facilities shall thereafter be retained for use at all times for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: The proposed vehicle parking is overly engineered and dominant to the detriment of the character and appearance of the street scene and to ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

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

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

10) UNI

The crossover and access shall be constructed prior to the first occupation of the development hereby permitted and 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 TR1 and TR7 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

Notwithstanding the submitted plans the development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: The proposed storage of refuse and recycling are visually unacceptable and contrary to Policy QD1 and to ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

13) UNI

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

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

14) UNI

The development hereby permitted shall not be occupied until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Layout	RRB.001		14.04.2014
Existing Plans & Elevations	RRB.009		14.04.2014
Proposed Site Layout	RRB.002	F	14.04.2014
Proposed Floor Plans	RRB.004 sheet 1	F	14.04.2014
Proposed Street scene Elevation	RRB.004 sheet 2	F	14.04.2014
Proposed Elevations	RRB.004 sheet 3	F	14.04.2014
Existing Site Layout	RRB.001		14.04.2014

BH2014/01516

13 Channel View Road Brighton

Alterations to roof including raising of ridge height, barn end roof extension, front dormer incorporating balcony, insertion of rear window and 4no side facing rooflights.

Applicant: Mr Mike Webb

Officer: Andrew Huntley 292321

Refused on 07/07/14 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the property unsympathetic to the design of the existing modest bungalow. The resulting building would be of detriment to the visual amenities of the parent property and the wider area and is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for

Extensions and Alterations.

BRUNSWICK AND ADELAIDE

BH2014/01008

Flat 3 1-2 Adelaide Mansions Hove

Damp proofing works to basement entrance area.

Applicant: House of Wolf

Officer: Christine Dadswell 292205

Approved on 27/06/14 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 hereby approved damproofing works shall take place in accordance with the 'guidance and recommendations' outlined in the damproofing specification dated 25th February 2014 (ref: PRS/0214/ADEL/00*/RP01).

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

BH2014/01331

Flat 5 2 Brunswick Square Hove

Replacement of existing windows with timber double glazed sash windows and casement window.

Applicant: Mr Peter Ditch

Officer: Tom Mannings 292322

Refused on 09/07/14 DELEGATED

1) UNI

The submitted information for the kitchen and main bedroom windows are in places contradictory and unclear. It is unlikely that the proper reinstatement of traditional sliding sashes appropriate for this grade I listed building would be achieved from the information submitted and it is therefore deemed that this proposal would be detrimental to the architecture, historic character and appearance of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/01346

Flat 6 10 Palmeira Avenue Hove

Replacement of existing timber framed windows to the front and rear with UPVC.

Applicant: John Rundle

Officer: Christine Dadswell 292205

Approved on 26/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			28 April 2014
Window Drawings and Photo Montage			28 April 2014

BH2014/01367

Flat 1 9 Selborne Road Hove

Replacement of window and door with french doors to summer house in rear garden.

Applicant: Hellen Barlow

Officer: Christine Dadswell 292205

Approved on 07/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			12 May 2014
Block Plan			12 May 2014
Existing Plan			12 May 2014
Proposed Plan			12 May 2014
Existing and Proposed Front Elevation			12 May 2014
Side and Rear Elevation			12 May 2014

BH2014/01418

20 Holland Mews Hove

Application for Approval of Details Reserved by Condition 3 of application BH2010/03596.

Applicant: Dr Julian Greaves

Officer: Jason Hawkes 292153

Approved on 03/07/14 DELEGATED

CENTRAL HOVE

BH2013/02543

Seaholme Hotel 10-11 Seafield Road Hove

Conversion of ground, first and second floor of 10 Seafield Road Hove, from hostel (C1) to 5no self contained flats incorporating revised entrance and associated works.

Applicant: SoBo

Officer: Steven Lewis 290480

Approved on 03/07/14 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
Location Plan	CH435/001	-	25/07/2013
Existing Lower Ground Floor Plan	CH435/002	-	25/07/2013
Existing Ground Floor Plan	CH435/003	-	25/07/2013
Existing First Floor Plan	CH435/004	-	25/07/2013
Existing Second Floor Plan	CH435/005	-	25/07/2013
Front Elevation & Section	CH435/006	-	25/07/2013
Existing Rear Elevation and Section	CH435/007		25/07/2013
Proposed Lower Ground Floor Plan	CH435/008	B	25/07/2013
Proposed Ground Floor Plan	CH435/009	E	02/04/2014
Proposed First Floor Plan	CH435/010	E	19/11/2013
Proposed Second Floor Plan	CH435/011	F	02/04/2014
Proposed Front Elevation (Excluding Section)	CH435/012	B	19/11/2013
Proposed Rear Elevation (Excluding Section)	CH435/013	C	02/04/2014

3) UNI

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

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

4) UNI

The development hereby permitted shall 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.

5) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'very good' 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.

6) UNI

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

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

7) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'very good' 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.

BH2014/01157

Flat 2 40 Norton Road Hove

Replacement of existing single glazed timber sash windows with double glazed timber sash windows.

Applicant: Vincent Morrissey

Officer: Christine Dadswell 292205

Approved on 01/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			10 April 2014
Block Plan			10 April 2014
Window Drawings			06 May 2014
Photograph Schedule			10 April 2014

BH2014/01378

Land to rear of 33 Sackville Road Hove

Application for variation of condition 6 of application BH2011/00897 (Demolition of existing garages and erection of 1no two bedroom dwelling adjoining 62 Stirling Place) to require that the house achieves Level 2 of the Code for Sustainable Homes as a minimum, and should achieve as close a score to Level 3 as possible.

Applicant: Mr & Mrs Colasurdo

Officer: Liz Arnold 291709

Refused on 07/07/14 DELEGATED

1) UNI

The applicant has failed to demonstrate that the dwellinghouse could not achieve Code for Sustainable Homes Level 3. In the absence of sufficient justification the variation of condition 6 application ref: BH2011/00897, in order to allow Code for Sustainable Homes Level 2, would be contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08: Sustainable Building Design.

BH2014/01471

69 Seafield Road Hove

Replacement of existing single glazed wooden windows with UPVC double glazed units to front elevation.

Applicant: Janet Bray

Officer: Andrew Huntley 292321

Refused on 01/07/14 DELEGATED

1) UNI

The replacement front windows, by reason of their bulky design, detailing and material, are an unsympathetic alteration that fails to reflect the original character and appearance of the Old Hove and Cliftonville Conservation Areas. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01653

19 Vallance Road Hove

Alterations to existing rear extension including alterations to fenestration, installation of slate mono-pitched roof incorporating rooflights, increased roof height and associated works.

Applicant: Andrew Hutchings

Officer: Emily Stanbridge 292359

Approved on 16/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 (with the exception of the roof tiles) shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	L-100		21.05.2014
Block Plan	L-101		21.05.2014
Existing drawings	L-102		21.05.2014
Proposed drawings	L-103		21.05.2014

Proposed specification and sections	L-104		21.05.2014
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GOLDSMID

BH2014/00222

58 Palmeira Avenue Hove

Application for Approval of Details Reserved by Condition 11 of application BH2012/01178.

Applicant: Owen Property

Officer: Andrew Huntley 292321

Approved on 04/07/14 DELEGATED

BH2014/00223

58A Palmeira Avenue Hove

Application for Approval of Details Reserved by Condition 8 of application BH2012/01177.

Applicant: Owen Property

Officer: Andrew Huntley 292321

Approved on 04/07/14 DELEGATED

BH2014/01165

Land rear of 37 & 38 Cromwell Road Hove

Removal of condition 10 of application BH2013/03692 (Erection of 1no three bedroom house including basement level) which states that 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.

Applicant: Maureen Wheeler

Officer: Helen Hobbs 293335

Approved on 02/07/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 23rd August 2015.

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

2) UNI

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

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

3) UNI

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

Reason: The Local Planning Authority considers that further development could

cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

Plan.

9) UNI

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

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

10) UNI

Not used.

11) UNI

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

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

12) UNI

No development shall take place until details of the retaining boundary wall structure, including cross sections, depth of footings, retained height, thickness of wall construction and construction materials, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

13) UNI

Notwithstanding the submitted plans no development shall take place until details of Lifetime Homes standards to be incorporated in the design have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed floor plans and sections	AD100		29th October 2013
Proposed elevations	AD101		29th October 2013

BH2014/01213

Davigdor Infants School Somerhill Road Hove

Erection of temporary mobile classrooms for 3 years.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 02/07/14 DELEGATED

1) UNI

The temporary classroom hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 31 July 2017 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

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

2) 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 reviewed and updated detailed School Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by pupils, staff, deliveries and parking management) for the development. The updated Travel Plan shall be approved in writing by the Local Planning Authority and shall be implemented as approved thereafter.

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

3) UNI

Prior to occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	100	A	15th April 2014
Block Plan	101	A	15th April 2014
Floor Plan	102	A	15th April 2014

Proposed Elevations	103	A	15th April 2014
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BH2014/01335

Hove Service Station Denmark Villas Hove

Display of 2no internally illuminated site identification signs.

Applicant: Esso Petroleum Company Limited

Officer: Christine Dadswell 292205

Approved on 07/07/14 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.

BH2014/01422

25 Hove Park Villas Hove

Erection of 1 no two bedroom detached dwelling to rear of existing property.

Applicant: Lindene GB Promotions Ltd

Officer: Adrian Smith 290478

Refused on 11/07/14 DELEGATED

1) UNI

The proposed development, by virtue of the sub-division of the site and the introduction of an additional domestic building form and separate residential use into a quiet and tranquil garden environment, represents an alien and incongruous form of backland development that would significantly harm the character of the area and the amenities of adjacent occupiers, contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

BH2014/01450

36 Livingstone Road Hove

Certificate of lawfulness for proposed single storey rear extension at lower ground floor level, loft conversion incorporating rear dormer and 2 no. front rooflights, alterations to fenestration and other associated works.

Applicant: Trend Projects Ltd

Officer: Tom Mannings 292322

Split Decision on 14/07/14 DELEGATED

1) UNI

Reasons for approval

1. The proposed rear and roof extensions, insertion of rooflights and alterations to fenestration are permitted under Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI

GRANT a lawful development certificate for the proposed roof extensions and alterations:-

1. The rear and roof extensions, insertion of rooflights and alterations to fenestration are permitted under Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for the associated works to the rear garden for the following reason:-

1. The proposed associated works to the rear garden are not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as they constitute engineering works, which is considered to be development and represents a material change in levels.

BH2014/01451

Flat 4 21 Wilbury Villas Hove

Installation of rooflight to front roof slope.

Applicant: James Goring

Officer: Helen Hobbs 293335

Refused on 15/07/14 DELEGATED

1) UNI

The proposed front rooflight, by virtue of its size and positioning would poorly

relate to the elevation below and would unbalance the pair of semi detached causing significant harm to the character and appearance of the recipient property and the wider street scene. 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.

BH2014/01510

88 Old Shoreham Road Hove

Erection of single storey side extension and alterations to existing rear extension, including new lantern rooflight.

Applicant: Mr Steve Page

Officer: Helen Hobbs 293335

Approved on 04/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	SO		8th May 2014
Block plan	PO		8th May 2014
Ground floor as existing	S1		8th May 2014
Ground floor plan as existing	S2		8th May 2014
First floor plan and roof plan	S3		8th May 2014
Front elevation as existing	S4		8th May 2014
Side elevation as existing	S5		8th May 2014
Rear elevation as existing	S6		8th May 2014
Side elevation as existing	S7		8th May 2014
Section A-A	S8		8th May 2014
Section B-B	S9		8th May 2014
Section C-C	S10		8th May 2014
Ground floor plan as proposed	P1		8th May 2014
Ground floor as proposed	P2		8th May 2014
First floor plan and roof plan as proposed	P3		8th May 2014
Front elevation as proposed	P4		8th May 2014
Side elevation as proposed	P5		8th May 2014
Rear elevation as proposed	P6		8th May 2014
Side elevation as proposed	P7		8th May 2014
Section A-A as proposed	P8		8th May 2014

Section B-B as proposed	P9		8th May 2014
Section C-C as proposed	P10		8th May 2014

BH2014/01528

10 The Upper Drive Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: David Hindmarch

Officer: Joanne Doyle 292198

Refused on 03/07/14 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the extension would project more than 4 metres beyond the rear wall of the original dwellinghouse (e) and the eaves height would exceed 3 metres (g).

Informatives:

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

Plan Type	Reference	Version	Date Received
Block Plan	A01		09 May 2014
Location Plan	A02		09 May 2014
Existing Floor & Roof Plans	A03		09 May 2014
Existing Elevations	A04		09 May 2014
Proposed Floor & Roof Plans	D01		09 May 2014
Proposed Elevations	D02		09 May 2014

BH2014/01621

50 Hovedene 95 Cromwell Road Hove

Replacement of existing aluminum windows/sliding doors with double glazed UPVC.

Applicant: South East Properties Ltd

Officer: Robert Hermitage 290480

Approved on 10/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	-	-	15th May 2014
Frame Designs	P0001/0002	-	15th May 2014
Horizontal Sections	P0002/0002	-	15th May 2014

BH2014/01741

25 Addison 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 4.65m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.8m.

Applicant: Shirley Greenhalgh

Officer: Emily Stanbridge 292359

Prior approval not required on 30/06/14 DELEGATED

BH2014/01968

Kings Gate 111 The Drive Hove

Non Material Amendment of BH2014/00075 to the variation of internal layout to provide for open plan kitchen/living rooms in each flat, and slight enlargement of wc rooms to accommodate shower cubicles.

Applicant: Anstone Properties Ltd

Officer: Christopher Wright 292097

Approved on 10/07/14 DELEGATED

HANGLETON & KNOLL

BH2014/00339

100 Sunninghill Avenue Hove

Certificate of lawfulness for a proposed loft conversion incorporating roof lights to all roof slopes and additional parking space to front garden area with associated alterations to boundary wall.

Applicant: James breen

Officer: Liz Arnold 291709

Approved on 09/07/14 DELEGATED

BH2014/01010

21 Honey Croft Hove

Erection of a two storey side extension.

Applicant: Russell English

Officer: Emily Stanbridge 292359

Approved on 03/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
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Location plan			10.04.2014
Block plan			10.04.2014
Existing details			10.04.2014
Proposed details			10.04.2014

BH2014/01109

Hangleton Manor Inn 9 Hangleton Valley Drive Hove

Installation of concealed sprinkler system to ground, first and second floors and installation of fire barriers within roof space.

Applicant: Hall and Woodhouse Ltd

Officer: Jason Hawkes 292153

Refused on 04/07/14 DELEGATED

1) UNI

Insufficient detail has been submitted to enable a full understanding of the impact that the proposal would have on the special interest of the listed building. The proposal therefore has the potential to detrimentally affect the character and appearance of the listed building and is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

BH2014/01380

166 Nevill Avenue Hove

Certificate of Lawfulness for proposed loft conversion incorporating rooflights to rear and side and rear dormer with Juliet balcony.

Applicant: Mr Grant Sherwood

Officer: Chris Swain 292178

Approved on 02/07/14 DELEGATED

BH2014/01498

22 Summerdale Road Hove

Certificate of lawfulness for proposed installation of dormer to side elevation.

Applicant: Simone Walton

Officer: Tom Mannings 292322

Approved on 14/07/14 DELEGATED

BH2014/01554

11 Northease Gardens Hove

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

Applicant: Chris Lighburn-Jones

Officer: Helen Hobbs 293335

Approved on 07/07/14 DELEGATED

BH2014/01583

253 Old Shoreham Road Hove

Erection of single storey rear extension.

Applicant: Foundation UK Property Ltd

Officer: Emily Stanbridge 292359

Refused on 14/07/14 DELEGATED

1) UNI

The proposed extension would form a large addition to the host building which would appear unduly dominant and result in an over extended appearance to the building. The extension, despite the presence of a (dummy) pitched roof, would incorporate a large expanse of flat roof which would be visible from Holmes Avenue and which would create a poor relationship to the existing building,

appearing uncharacteristic of the wider street scene. The proposed development is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01630

72 Fallowfield Crescent Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.7m, for which the maximum height would be 3.15m, and for which the height of the eaves would be 2.7m.

Applicant: Shaun Dorrington

Officer: Tom Mannings 292322

Prior approval not required on 26/06/14 DELEGATED

BH2014/01660

15 St Helens Drive Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, side dormers, roof light to front elevation and associated works.

Applicant: Thomas Wilkins

Officer: Tom Mannings 292322

Approved on 15/07/14 DELEGATED

SOUTH PORTSLADE

BH2013/04392

63 Gladstone Road Portslade

Erection of 1no detached two storey house to West of existing house with associated car parking.

Applicant: Green Space Homes Ltd

Officer: Steven Lewis 290480

Refused on 07/07/14 DELEGATED

1) UNI

The proposed dwelling, by reason of its position, depth, height, overlooking from the front windows, perception of overlooking from the side windows, increased sense of enclosure and loss of light, would be detrimental to the amenities of the occupiers of the adjoining property, 63 Gladstone Road, contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted with the application with regard to potential noise disturbance to the occupiers of the new development from the railway line immediately to the north, contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/00180

67 Norway Street Portslade

Application for Approval of Details Reserved by Condition 19 of application BH2014/00208 .

Applicant: Taylor Wimpey South West Thames

Officer: Jason Hawkes 292153

Approved on 16/07/14 DELEGATED

BH2014/00611**Ground Floor Flat 11 St Andrews Road Portslade**

Erection of single storey rear extension. Amended side and rear elevation.

Applicant: Shaun Gildine

Officer: Joanne Doyle 292198

Approved on 07/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 elevations of the extension hereby permitted shall match in material, colour, style 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			20 Feb 2014
Block Plan			20 Feb 2014
Proposed Floor Plans & Elevations	13/13-01	A	20 Feb 2014
Existing Floor Plan & Elevations	13/13-02		20 Feb 2014
Proposed Side Elevation	13/13-03		15 Apr 2014
Proposed Rear Elevation	13/13-04		15 Apr 2014

BH2014/01409**94-106 Old Shoreham Road Portslade**

Prior approval for change of use at first floor level from office (B1) to residential (C3) to form 5 no flats.

Applicant: Tates

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 01/07/14 DELEGATED

BH2014/01465**2 Fairfield Gardens Portslade**

Certificate of lawfulness for proposed single storey side extension.

Applicant: Mr John Shepherd

Officer: Christine Dadswell 292205

Approved on 16/07/14 DELEGATED

BH2014/01484**17 Vale Road Portslade**

Construction of vehicle crossover and dropped kerb.

Applicant: Mr Peter Harden

Officer: Tom Mannings 292322

Approved on 02/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			7th May 2014
Block Plan			7th May 2014
Existing and Proposed Plan and Elevations			7th May 2014
Photo of site/ Proposed crossover			7th May 2014

BH2014/01499

4 Lincoln Road Portslade

Erection of a single storey outbuilding in rear garden.

Applicant: Ms L McRory

Officer: Helen Hobbs 293335

Approved on 03/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 outbuilding hereby permitted shall be used solely as ancillary residential accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

Reason: To enable the Local Planning Authority to retain control over subdivision of the site and in order to protect the amenities of adjacent properties and in accordance with 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
Existing survey, block site and location plan	31901	A	8th May 2014
Block plan	319 01	A	8th May 2014
Ground floor plan	319 101	B	8th May 2014
Proposed roof plan	319 102	B	8th May 2014
Proposed elevations	319 105	B	8th May 2014
Proposed block plan and location plan	319 121		8th May 2014

BH2014/01607**49-51 Church Road Portslade**

Application for approval of details reserved by condition 6 of application BH2012/03086.

Applicant: Westscott Developments

Officer: Adrian Smith 290478

Approved on 14/07/14 DELEGATED

BH2014/01885**48 Mill Lane Portslade**

Non material amendment to BH2014/00732 to garage width to be increased by 150mm at the rear section where it adds the proposed kitchen extension.

Applicant: Mr Richard Berriman

Officer: Benazir Kachchhi 294495

Refused on 30/06/14 DELEGATED

HOVE PARK**BH2014/00599****24 Hill Brow Hove**

Erection of single storey rear extension, revised fenestration, increased ridge height, rear dormers, front and rear rooflights and associated works.

Applicant: Mr Mark Walters

Officer: Christopher Wright 292097

Approved on 03/07/14 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 Floor Plan, Location Plan and Site Plan	158-E001	B	7 May 2014
Existing Elevations	158 E002	B	7 May 2014
Proposed Plans and Perspectives	158-SK001	A	8 Apr 2014
Proposed Elevations	158-SK002	A	8 Apr 2014
Proposed and Existing Street Elevations	158-SK005	A	8 Apr 2014

3) UNI

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details and retained as such thereafter.

Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1,

QD15 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

Noise associated with the external air conditioning units 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, particularly 26 Hill Brow, and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

No extension, enlargement, or 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 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.

BH2014/00911

79 Hove Park Road Hove

Erection of 1no three bedroom dwelling with access from Hove Park Way.

Applicant: Mr Spencer Orman

Officer: Helen Hobbs 293335

Approved on 15/07/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and site plan	TA697/01	C	21st March 2014
Contextual block plan	TA697/02	B	21st March 2014
Existing site survey plan	TA697/03	A	21st March 2014
Existing west elevation	TA697/04	A	21st March 2014
Proposed site plan	TA697/10	E	21st March 2014
Proposed floor plans	TA697/11	G	21st March 2014

Proposed first floor plan	TA697/12	F	21st March 2014
Proposed west elevation	TA697/13	F	21st March 2014
Proposed south elevation	TA697/14	E	26th June 2014
Proposed north and rear elevations	TA697/15	E	26th June 2014
Existing and proposed street scenes	TA697/16	D	21st March 2014

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

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

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

5) UNI

The development hereby 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

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.

7) UNI

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

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

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units

has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

9) UNI

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

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

10) UNI

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

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

11) UNI

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.

12) UNI

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

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

BH2014/01246

27 Woodland Drive Hove

Remodelling of existing dwelling including demolition of garage, erection of two storey side and rear extension, two storey side extension with associated roof extensions and alterations.

Applicant: Mr Ben Cox

Officer: Liz Arnold 291709

Refused on 01/07/14 DELEGATED

1) UNI

The proposed extensions, by reason of their design, siting, form and the resulting bulk, would create a sense of bulk and appear out of scale and unduly dominant in relation to its neighbours. The proposal would harm the existing character and appearance of The Droveaway and result in a form of development which would fail to emphasise and enhance the positive qualities and characteristics of the area. 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.

2) UNI2

The proposed development, by reason of its bulk, massing, height and proximity to the boundary with 29 Woodland Drive, would creating an increased sense of enclosure, loss of outlook and loss of light for occupants of this adjoining property and therefore represents an unneighbourly form of development. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by reason of its projection, scale, bulk and massing and height in close proximity to the boundary with 25 Woodland Drive, would appear overbearing and oppressive for occupants of this adjoining property and therefore represents an unneighbourly form of development. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01256

155 Woodland Avenue Hove

Erection of single storey rear extension and raised decking (amended description).

Applicant: Mr Woodward

Officer: Emily Stanbridge 292359

Approved on 14/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 southern elevation of the development hereby permitted shall be obscurely glazed and shall thereafter be permanently retained as such.

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

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	P/001		17.04.2014
Existing plan and elevations	P/002		17.04.2014
Proposed plan and elevations	P/003		17.04.2014

BH2014/01266

17 Milcote Avenue Hove

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

Applicant: Mr Andy Lake

Officer: Joanne Doyle 292198

Approved on 02/07/14 DELEGATED

BH2014/01275

4 Tongdean Road Hove

Application for approval of details reserved by condition 6 of application BH2010/00908.

Applicant: Christopher Liu

Officer: Jason Hawkes 292153

Approved on 04/07/14 DELEGATED

BH2014/01408

79 Hove Park Road Hove

Certificate of Lawfulness for proposed front rooflights and rear dormers.

Applicant: Inbox Ltd

Officer: Jessica Hartley 292175

Approved on 14/07/14 DELEGATED

BH2014/01449

9 Lullington Avenue Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Oliver Gospel

Officer: Tom Mannings 292322

Refused on 14/07/14 DELEGATED

BH2014/01463

6 The Spinney Hove

Remodelling of existing chalet bungalow to create a two storey 5no bedroom house with associated alterations including erection of first floor side extension and creation of rear terrace.

Applicant: Margaret Rignell

Officer: Liz Arnold 291709

Refused on 27/06/14 DELEGATED

1) UNI

The proposed development, by reason of its width, siting, massing and detailing would appear unduly dominant and would fail to emphasise or enhance the positive characteristics of the area. In addition the use of slate roof covering and part render elevations would result in a development out of keeping and incongruous with The Spinney. 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.

BH2014/01469

64 Amherst Crescent Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Stokes

Officer: Roselle Goacher 292265

Approved on 01/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans and Elevations	1515/1786		06/05/14
Proposed Single Storey Rear Extension and Alterations	1515/1787	A	06/05/14

BH2014/01590

47 The Drove Hove

Erection of part one, part two storey rear extension, alterations to fenestration including installation of rooflights to front, rear and side elevations and associated works.

Applicant: Mr & Mrs Cunningham

Officer: Sonia Gillam 292265

Refused on 09/07/14 DELEGATED

1) UNI

1. The development, by virtue of its design, form, height and bulk, would create an unsympathetic structure which would relate poorly to the existing form and design features of the property and fail to emphasise and enhance the positive qualities and characteristics of the area. As such the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and therefore would be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2014/01655

Cottage Hove Recreation ground Old Shoreham Road Hove

Application for approval of details reserved by conditions 6, 8 and 9 of application BH2013/02917.

Applicant: Miss Leah Keating

Officer: Jason Hawkes 292153

Approved on 02/07/14 DELEGATED

BH2014/01711

48 Elizabeth Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 4m and for which the height of the eaves would be 2.8m.

Applicant: Mr Perry Linington

Officer: Helen Hobbs 293335
Prior approval not required on 03/07/14 DELEGATED

BH2014/01712

85 Shirley Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 4m and for which the height of the eaves would be 2.2m.

Applicant: Mr Paul Chalkey

Officer: Tom Mannings 292322

Prior Approval is required and is refused on 30/06/14 DELEGATED

BH2014/01853

8 Mallory Road Hove

Non Material Amendment to BH2013/01215 to erect conservatory on the northern side of raised deck next to the new extension.

Applicant: Carlos Enrech

Officer: Christopher Wright 292097

Refused on 03/07/14 DELEGATED

WESTBOURNE

BH2014/00742

25 Arthur Street Hove

Removal of external staircase to rear, relocation of entrance and alteration to fenestration to front and rear and creation of cycle store and recycling & waste store.

Applicant: D C Ajmi

Officer: Robin Hodgetts 292366

Approved on 09/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The first floor of the building shall not be occupied until the two new first floor windows to the south elevation have been obscure glazed to a height of 1.7m above the floor of the rooms in which the windows are installed and fitted with window restrictors. Except in emergencies, the restrictors shall restrict the windows to an opening of no more than 100mm. The obscure glazing and restrictors shall be permanently retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site and block plan	01		06/03/14
Existing ground floor plan	02		06/03/14
Existing first floor plan	03		06/03/14
Existing roof plan	04		06/03/14
Existing street elevation	05		06/03/14
Existing east elevation	06		06/03/14
Existing west elevation	07		06/03/14
Existing north and south elevations	08		06/03/14
Existing sections	09		06/03/14
Proposed ground floor plan	10	A	22/05/14
Proposed first floor plan	11		06/03/14
Proposed roof plan	12		06/03/14
Proposed street elevations	13	A	22/05/14
Proposed east elevation	14		06/03/14
Proposed west elevation	15		06/03/14
Proposed north and south elevations	16		06/03/14
Proposed sections	17		06/03/14

BH2014/01250

50 Westbourne Villas Hove

Erection of rendered wall incorporating vehicular access and a roller door fronting Westbourne Place and replacement of concrete hardstanding with paved hardstanding.

Applicant: Mrs Janice Tyler

Officer: Emily Stanbridge 292359

Approved on 10/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until a sample panel or a biscuit sample of the render finish (showing the texture of the render and the paint colour for the finish) to be used in the construction of the external surface of the rear boundary wall hereby permitted have been constructed on site, or submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter maintained as such.

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

3) UNI

Notwithstanding the submitted drawings no development shall take place until details of the gate (including materials, finish, colour, mechanical operation of the gates) and the wall coping detail have been submitted to and approved in writing by the Local Planning Authority. The details shall include elevations and sectional drawings to a scale of 1:5 with full size moulding cross-sections (where mouldings are to be used). Development shall be carried out in accordance with

the approved details and thereafter maintained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			16.04.2014
Block Plan			02.05.2014
Existing elevation	1		16.04.2014
Existing site plan	3		16.04.2014
Proposed garden wall	8		27.06.2014
Proposed site plan	7		27.06.2014
Gate mechanism			17.06.2014

BH2014/01318

1 St Philips Mews Hove

Insertion of front and rear rooflights and a sun pipe.

Applicant: Richard Jones

Officer: Helen Hobbs 293335

Approved on 26/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 GF plan	01		24th April 2014
Proposed GF plan	02		24th April 2014
Existing FF plan	03		24th April 2014
Proposed FF plan	04		24th April 2014
Proposed SF plan	05		24th April 2014
Proposed roof plan	06		24th April 2014
Existing elevations	07		24th April 2014
Proposed elevations	08		24th April 2014
Location plan	09		24th April 2014
Section	10		24th April 2014

BH2014/01374

43 Lawrence Road Hove

Application for Approval of Details Reserved by Conditions 1-11 of application BH2013/01597.

Applicant: Tony Franco

Officer: Christopher Wright 292097

Split Decision on 03/07/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 9 and 10 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 11 are NOT APPROVED for the reason(s) set out below:

The proposed cycle parking facility does not provide support for bikes or allow for both frame and wheel(s) to be secured. In addition, the cycle parking facility is not sheltered. As such visitors and staff would be less encouraged to cycle to and from the application site. For these reasons the proposed details are contrary to the requirements of policy TR14 of the Brighton & Hove Local Plan

BH2014/01428

16 Modena Road Hove

Erection of single storey side extension.

Applicant: Amanda Quantick

Officer: Liz Arnold 291709

Approved on 08/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 Block Plan	496(PL)	2a	13th May 2014
Proposals	496(PL)	1a	13th May 2014

BH2014/01485

99A Portland Road Hove

Installation of metal staircase and replacement of existing timber sash window with door to rear at first floor level.

Applicant: Mr Graham Howard

Officer: Joanne Doyle 292198

Refused on 03/07/14 DELEGATED

1) UNI

The first floor platform, by reason of its size and elevated position, would create significant potential for sustained use which would lead to harmful downward overlooking of neighbouring properties to the detriment of their amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01489

6 Westbourne Gardens Hove

Certificate of Lawfulness for existing use of property as a single dwelling house.

Applicant: Sussex Partnership NHS FT

Officer: Andrew Huntley 292321

Approved on 07/07/14 DELEGATED

BH2014/01514**32 Cowper Street Hove**

Demolition of existing single storey rear extension and erection of a two storey rear extension with associated works.

Applicant: Mr & Mrs J Hopkins

Officer: Christopher Wright 292097

Refused on 14/07/14 DELEGATED

1) UNI

The proposed development would, by reason of the design, form, scale and siting, result in an unsympathetic and visually harmful addition that would detract from the character of the recipient terrace building to the detriment of visual amenity. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

2) UNI2

The proposed development would, by reason of the scale and siting, have an overbearing impact on the neighbouring lower ground floor level property at 34 Cowper Street, and would result in a loss of light and outlook and an increased sense of enclosure that would be detrimental to residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

BH2014/01518**24 Westbourne Street Hove**

Erection of single storey rear extension.

Applicant: Tim Barclay

Officer: Sonia Gillam 292265

Approved on 08/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 lower ground floor plan	01	a	09/05/2014
Existing north elevation	02	a	09/05/2014
Existing south and west elevation	03	a	09/05/2014
Proposed section	05	a	09/05/2014
Site location plan and block plan	10	a	09/05/2014
Proposed lower ground and ground floor plan	11	b	09/05/2014
Proposed north elevation and section	12	a	09/05/2014
Proposed south and west	13	b	09/05/2014

elevation			
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BH2014/01536

116 Westbourne Street Hove

Erection of a single storey rear extension.

Applicant: Ms Joanna Marshall-Fraser

Officer: Christopher Wright 292097

Approved on 07/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 north facing flank elevation of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
OS Map and Block Plan	5015/P/01		12 May 2014
Proposed Floor Plans and Elevation (note this shows existing plans and elevations)	513/P/02		12 May 2014
Proposed Floor Plans and Elevations	513/P/03		12 May 2014

BH2014/01687

First Floor Flat 27 Lawrence Road Hove

Installation of rooflights to front and rear and window to existing gable to front.

Applicant: Mr Koorush Amel

Officer: Liz Arnold 291709

Approved on 16/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	AM/01	Rev. A	14th July 2014

WISH

BH2014/00907

1 Kenton Road Hove

Certificate of lawfulness for proposed rear dormer with Juliet balcony and rooflights to side elevation.

Applicant: Mr Chris Parsons

Officer: Mick Anson 292354

Approved on 27/06/14 DELEGATED

BH2014/00943

198 New Church Road Hove

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

Applicant: J Ruge & M Agbro

Officer: Mick Anson 292354

Approved on 27/06/14 DELEGATED

BH2014/00984

Kingsway Miniature Golf Course Kingsway Hove

Creation of 18 hole mini golf course within existing pitch and putt site including erection of a 2.2m high perimeter fence and associated landscaping.

Applicant: Mini Golf South East LLP

Officer: Helen Hobbs 293335

Refused on 02/07/14 DELEGATED

1) UNI

The proposed mini golf course and boundary fence would enclose part of Hove Lawns which forms urban open space. Furthermore the development would be visually intrusive and have a detrimental impact on strategic views along the coastline, therefore contrary to policies QD20 and SR18 of the Brighton & Hove Local Plan.

BH2014/01248

319 Kingsway Hove

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer, rear rooflight and side window.

Applicant: Peter Stewart

Officer: Joanne Doyle 292198

Approved on 27/06/14 DELEGATED

BH2014/01249

5 Seaford Road Hove

Removal of existing conservatory and erection of single storey rear extension.

Applicant: Jacqui Furlepa

Officer: Emily Stanbridge 292359

Approved on 27/06/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 floor plans, elevations, block plan and OS plan	1407-01		17.04.2014
Proposed floor plans and elevations	1407-02		17.04.2014

BH2014/01313

8 Brittany Road Hove

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

Applicant: Martin Flanagan

Officer: Tom Mannings 292322

Split Decision on 14/07/14 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed roof extensions and alterations:-

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

1) UNI

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

1. The single-storey rear extension is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the extension would project more than 3 metres beyond the rear wall of the original dwellinghouse (e) and would exceed half the width of the original dwellinghouse (h).

BH2014/01336

Flat 2 8 Portland Villas Hove

Loft conversion incorporating front and rear rooflights.

Applicant: Mr & Mrs Hall

Officer: Christine Dadswell 292205

Approved on 03/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			23rd April 2014
Existing Plans			23rd April 2014
Existing Elevations			23rd April 2014
Proposed Plans		A	20th June 2014
Proposed Elevations		A	20th June 2014

BH2014/01364

61 Boundary Road Hove

Part change of use of retail unit (A1) to residential (C3) to form 1no two bedroom flat with associated alterations including erection of a single storey rear extension.

Applicant: Ali Merat Investments

Officer: Christopher Wright 292097

Approved on 10/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

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

6) UNI

The development hereby permitted shall not be commenced until details of sustainability measures to reduce the energy and water consumption of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation and thereafter be retained as such.

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	431/P1		28 Apr 2014
Existing Ground Floor Plan	431/P2		28 Apr 2014
Existing Section/Elevations	431/P3		28 Apr 2014
Existing Elevations	431/P4		28 Apr 2014
Proposed Ground Floor Plan	431/P5		28 Apr 2014
Proposed Section/Elevations	431/P6		28 Apr 2014
Proposed Section/Elevations	431/P7		28 Apr 2014

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.

BH2014/01420

32a Boundary Road Hove

Installation of 2 no. rooflights to front roofslope (Retrospective).

Applicant: Dr Harjinder Heer

Officer: Christopher Wright 292097

Approved on 02/07/14 DELEGATED

1) UNI

The decision to approve the development retrospectively has been taken in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Velux Windows- Existing and Proposed Elevations	499(PL)1		1 May 2014
Site and Block Plan	499(PL)2		1 May 2014

BH2014/01470

39 St Keyna Avenue Hove

Erection of front dormer at first floor level and installation of front and rear rooflights and side window.

Applicant: |Mr Jon Calland

Officer: Joanne Doyle 292198

Refused on 01/07/14 DELEGATED

1) UNI

1. The proposed front dormer, by reason of its design, siting and size, would appear an unduly bulky addition which would dominate the front roofslope of the property and visually unbalancing the semi-detached pair of dwellings. The proposal would cause significant harm to the character and appearance of the property and the wider street scene. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

2. The proposed rear rooflights, by reason of their number, size and siting, would relate poorly to the fenestration below and would create a cluttered appearance and would be of detriment to the character and appearance of the existing property and the wider area. 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.

BH2014/01689

336 Kingsway Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 6no 1 bed flats.

Applicant: Dixon Hurst Kemp

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 16/07/14 DELEGATED

Withdrawn Applications

BH2014/01934

38 Rothbury Road Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Frank & Karen Parkinson

Officer: Benazir Kachchhi 294495

WITHDRAWN ON 16/07/14