

PLANS LIST 11 March 2015

**BRIGHTON AND 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

BH2014/03399

7 Brangwyn Drive Brighton

Erection of two storey side extension incorporating pitched roof with rooflight and formation of front porch, including alterations to front access.

Applicant: Mr P Gower

Officer: Wayne Nee 292132

Approved on 16/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	BD02		09 October 2014
Existing plans	BD/03		09 October 2014
Existing elevations	BD/04		09 October 2014
Proposed plans	BD/06		21 January 2015
Proposed elevations	BD/05		21 January 2015
Site plan	600/AR		09 October 2014

BH2014/03932

48 Carden Crescent Brighton

Erection of first floor rear extension.

Applicant: Mr & Mrs Mark & Fiona Turner

Officer: Joanne Doyle 292198

Approved on 13/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 first floor window in the south east elevation of the property hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

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	0258-14-04		25 Nov 2014
Block Plan	0258-14-05		25 Nov 2014
Existing & Proposed Elevations	0258-14-01		21 Nov 2014
Existing Floor Plans & Roof Plan	0258-14-02		21 Nov 2014
Proposed Floor Plan & Roof Plan	0258-14-03		21 Nov 2014

BH2014/04038

38 Windmill View Brighton

Erection of two storey rear extension.

Applicant: Mr Dave Curtin

Officer: Joanne Doyle 292198

Approved on 30/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Floor Plans	38wv/01		01 Dec 2014
Site Location Plan Block Plan Existing Elevations	38wv/02		01 Dec 2014
Existing Floor Plans	38wv/03		01 Dec 2014
Proposed Elevations	38wv/04		01 Dec 2014

BH2014/04090

Land Rear of 18 Morecambe Road & 63 Midhurst Rise Brighton

Erection of 2no two bedroom detached houses (C3) accessed from Midhurst Rise.

Applicant: Mel Smith

Officer: Adrian Smith 290478

Refused on 06/02/15 DELEGATED

1) UNI

The proposed dwellings, by virtue of their excessive scale, form, site coverage and proximity to the site boundaries, would result in a prominent form of development that would excessively dominate site and result in the loss of the garden character of the area. The proposal therefore represents an overdevelopment of the site that fails to contribute positively to the character of the backland garden area, contrary to policies QD1 & QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of the restricted access point and the number and degree of parking spaces and hardstandings along the southern site boundary, would result in excessive traffic movements, noise and disturbance directly adjacent to properties, thereby resulting in amenity harm contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwellings, by virtue of their excessive scale, form, site coverage and proximity to the site boundaries, would result in a prominent form of development that would have a looming and oppressive impact on the occupants of adjacent properties, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/04112

39 Craignair Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, installation of 3no rooflights to front and creation of rear dormer with Juliet balcony.

Applicant: Mr Jermey Snelling

Officer: Luke Austin 294495

Approved on 12/02/15 DELEGATED

BH2014/04149

2 Overhill Way Brighton

Raising of roof height to form first floor with dormers and rooflights to front and rear, removal of existing conservatory and other associated works.

Applicant: Mr Mike Walker

Officer: Joanne Doyle 292198

Approved on 09/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

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 windows within the dormers proposed to the Rear (East) elevation of the property hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block plan	CH610/001	B	09 Dec 2014
Existing Ground Floor Plan & Roof Plan	CH610/002		09 Dec 2014
Existing Elevations & Sections	CH610/003		09 Dec 2014
Proposed Ground Floor Plan	CH610/004	A	09 Dec 2014
Proposed First Floor Plan & Roof Plan	CH610/005	C	09 Dec 2014
Proposed Elevations & Sections	CH610/006	C	09 Dec 2014
Proposed Street Scene	CH610/007	D	15 Dec 2014

BH2014/04152

111 Carden Hill Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflights, side window, rear dormer and associated roof alterations.

Applicant: Ms Amanda Stafford

Officer: Robert Hermitage 290480

Approved on 04/02/15 DELEGATED

BH2014/04227

15 Rotherfield Crescent Brighton

Erection of single storey side extension.

Applicant: Mr C. Beck

Officer: Luke Austin 294495

Refused on 10/02/15 DELEGATED

1) UNI

The proposed extension, by virtue of its rear projection and height, would result in an unduly dominant and unsympathetic addition which would relate poorly to the existing building and would detract from the character and appearance of the

surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

PRESTON PARK

BH2014/02591

Ten and a Half Preston Park Avenue Brighton

Application for Approval of Details Reserved by Conditions 12, 13, 14, 15, 16, 17, 18 and 19 of application BH2013/03937.

Applicant: Mr & Mrs Franks

Officer: Liz Arnold 291709

Split Decision on 29/01/15 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 13, 15, 16, 17 and 18 of approved application BH2013/03937, subject to full compliance with the submitted details.

1) UNI

The applicant has failed to provide acceptable roof and paving material samples, in accordance with condition 12 of approved application BH2013/03937.

2) UNI2

With respect to condition 14 the applicant needs to confirm that the bricks would match in type, material, size and brickbond and that the mortar joint profile would be square recessed with the pointing set back slightly from the face of the brick to avoid smearing.

3) UNI3

The applicant has failed to provide a Code for Sustainable Homes Certificate demonstrating that the new dwelling has been built to Code for Sustainable Homes Level 4 as a minimum, in accordance with condition 19 of approved application BH2013/03937.

BH2014/03443

Ground Floor Flat 2 Edburton Avenue Brighton

Demolition of existing extensions and erection of single storey extensions to south and east elevations with associated alterations.

Applicant: Mrs Barbara Pozzoni

Officer: Chris Swain 292178

Approved on 06/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	077/100	A	31 October 2014
Existing elevations and plans	077/101	A	13 October 2014
Proposed elevations and plans	077/201	B	23 December 2014
Proposed roof plan	077/202	A	23 December 2014

5) UNI

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

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

BH2014/03571

67 Havelock Road Brighton

Certificate of lawfulness for proposed conversion of 2no flats into a single dwelling house.

Applicant: Mr & Mrs Andrews

Officer: Joanne Doyle 292198

Approved on 05/02/15 DELEGATED

BH2014/03861

100 Beaconsfield Villas Brighton

Demolition of existing garden store and erection of new garden store.

Applicant: Dr Dermot Kelleher

Officer: Mark Thomas 292336

Refused on 13/02/15 DELEGATED

1) UNI

The proposed outbuilding, by virtue of its scale, height, bulk, massing, position and footprint, would represent an overdevelopment of the property's rear garden in isolation, and cumulatively with the recipient property's existing rear extension. The development would serve to further erode the open space within the rear garden. For the reasons outlined, the proposed development would result in significant harm to the character and appearance of the recipient property and the wider Conservation Area, contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan.

BH2014/04099

94 Rugby Road Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Mason

Officer: Tom Mannings 292322

Approved on 05/02/15 DELEGATED

BH2014/04114

71 Sandgate Road Brighton

Certificate of lawfulness for proposed loft conversion with front rooflights and rear

dormer.

Applicant: Mr Andrew Butler
Officer: Robert Hermitage 290480
Approved on 09/02/15 DELEGATED

BH2014/04136

27 Port Hall Street Brighton

Certificate of lawfulness for proposed installation of 3no. rooflights to front and creation of rear dormer with juliette balcony.

Applicant: Mr Andy Lord
Officer: Luke Austin 294495
Approved on 09/02/15 DELEGATED

BH2014/04144

73C Ditchling Rise Brighton

Installation of rooflights to front and rear roof slopes.

Applicant: Miss L Rudyk
Officer: Robert Hermitage 290480
Approved on 10/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

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 Front and Rear Elevation	-	-	9th December 2014
Existing Ground Floor Plan	-	-	9th December 2014
Existing First Floor Plan	-	-	9th December 2014
Proposed Elevations and Floors Plans	JW/14/101	-	4th February 2015

BH2014/04215

Prestamex House 171-173 Preston Road Brighton

External alterations to facade of building including revised entrance, revised fenestration, installation of external balconies and glazing bars to windows and other associated works following prior approval application BH2014/01522 for change of use from offices (B1) to residential (C3) to create 34no one bed flats, 28no two flats and 4no three bed flats.

Applicant: Daejan (Brighton) Limited

Officer: Christopher Wright 292097

Approved on 10/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until samples of the following materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

- a) a sample of the light grey render to be used; and
- b) a sample of the grey metal cladding to be used, including details of its treatment to protect against weathering.

Development shall be carried out in accordance with the approved details.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			15 Dec 2014
Existing East Elevation	130219-A-		16 Dec 2014
Location Plan	130219-A-DR-00-D301		15 Dec 2014
Existing - Floor Plans	130219-A-DR-XX-D202		16 Dec 2014
Existing North Elevation	130219-A-DR-XX-D204		15 Dec 2014
Existing South Elevation	130219-A-DR-XX-D205		16 Dec 2014
Existing West Elevation	130219-A-DR-XX-D206		15 Dec 2014
Proposed East Elevation	130219-A-DR-XX-D-207		16 Dec 2014
Proposed North Elevation	130219-A-DR-XX-D-208		15 Dec 2014
Proposed South Elevation	130219-A-DR-XX-D-209		16 Dec 2014
Proposed West Elevation	130219-A-DR-XX-D-210		15 Dec 2014
Proposed Elevation Detail	130219-A-DR-		15 Dec 2014`

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BH2014/04284

121 Lowther Road Brighton

Erection of rear extension and steps to garden.

Applicant: Rebecca Greenwood

Officer: Liz Arnold 291709

Approved on 13/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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, block plan and Proposed floor plans and elevations	599/01	-	19 December 2014
Existing floor plans and elevations	599/02	-	19 December 2014

BH2014/04292

16 Beaconsfield Villas Brighton

Demolition of existing conservatory and erection of single storey rear extension.

Applicant: Dr Claire Hooley

Officer: Helen Hobbs 293335

Approved on 12/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Floor plans and elevations as existing	20.11.14		18th December 2014
Floor plans and elevations as proposed	21.11.14		18th December 2014
Existing and proposed plans, site plan and block plan	22.11.14		18th December 2014

BH2014/04310

76 Rugby Road Brighton

Installation of front and rear rooflights and rear dormer.

Applicant: Mrs Louise Shuttleworth

Officer: Robert Hermitage 290480

Approved on 16/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

The front rooflights hereby approved shall be fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plans	CH652/001	-	22nd December 2014
Existing Plans and Elevations	CH652/002	-	22nd December 2014
Existing Elevations and Sections	CH652/003	-	22nd December 2014
Proposed Plans and Elevations	CH652/004	-	22nd December 2014
Proposed Elevations and Sections	CH652/005	-	22nd December 2014

BH2015/00049

58 Osborne Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.9m, for which the maximum height would be 2.7m, and for which the height of the eaves would be 2.7m.

Applicant: Mr & Mrs Griffin

Officer: Astrid Fisher 292337

Prior approval not required on 09/02/15 DELEGATED

REGENCY

BH2014/03963

Brighton Thistle Hotel 21-30 Kings Road Brighton

Installation of 3no cabinets within existing steel cabinet support frame, replacement and installation of mast head amplifiers and replacement of 4no port antennas with 6no port antennas.

Applicant: Everything Everywhere Limited

Officer: Adrian Smith 290478

Approved on 11/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 antennas or fixings visible from ground level shall be painted to match the surrounding area of façade and shall be so maintained.

Reason: To ensure the proposal as discrete as possible and to comply with policies QD14, QD24 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	61670_001	E	17/12/2014
Existing site layout	61670_002	D	17/12/2014
Existing site elevation	61670_005	D	17/12/2014
Proposed site layout	61670_003	D	17/12/2014
Site layout	61670_004	E	17/12/2014
Proposed site elevation	61670_006	D	17/12/2014
Antenna details	61670_007	D	17/12/2014
Equipment schematic	61670_008	D	17/12/2014
ICNIRP details	61670_009	D	17/12/2014
ICNIRP Certificate	-	-	16/12/2014

BH2014/03965

211 Western Road Brighton

Replacement of existing first floor glazing panel with louvre to south elevation.

Applicant: IA S Watson

Officer: Helen Hobbs 293335

Refused on 04/02/15 DELEGATED

1) UNI

The proposed development, by virtue of its design with vertical divisions, would disrupt the horizontal emphasis to the building's fenestration and façade, significantly harming the character and appearance of the existing property, streetscene or the surrounding area, contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/03972**84 Osprey House Sillwood Place Brighton**

Replacement of existing single glazed windows and door with double glazed UPVC units.

Applicant: John Worrow

Officer: Helen Hobbs 293335

Approved on 16/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			22nd December 2014
Window specification			22nd December 2014
Window sections			22nd December 2014
Photographs			22nd December 2014

BH2014/04042**6 Windlesham Court Windlesham Gardens Brighton**

Replacement of existing timber windows with UPVC windows.

Applicant: Mr Airlie

Officer: Christopher Wright 292097

Approved on 30/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 Nov 2014
Block Plan			28 Nov 2014
Replacement windows	10405-1		28 Nov 2014
Window profile section			28 Nov 2014
Photographs of existing windows (3 pages)			28 Nov 2014

BH2014/04125

60 Middle Street Brighton

Internal alterations to layout of dwelling.

Applicant: Karis Developments

Officer: Joanne Doyle 292198

Approved on 02/02/15 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

All new architraves and skirtings shall match the existing. All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels to match the existing doors. Any fireproofing to doors should be an integral part of the door construction and self closing mechanisms, if required, shall be of the concealed mortice type.

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

4) 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.

BH2014/04196

175 - 178 Western Road Brighton

Display of internally illuminated fascia sign, internally illuminated projecting sign and internally illuminated banner sign.

Applicant: Deichmann Shoes UK Ltd

Officer: Adrian Smith 290478

Approved on 13/02/15 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.

BH2014/04197

175 - 178 Western Road Brighton

Alterations to existing shop front.

Applicant: Deichmann Shoes UK Ltd

Officer: Adrian Smith 290478

Approved on 13/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
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Site plan and block plan	4390-09	-	12/12/2014
Existing ground floor layout	4390-01	A	19/12/2014
Existing basement layout	4390-02	B	19/12/2014
Proposed basement layout	4390-03	B	19/12/2014
Proposed ground floor layout	4390-04	D	19/12/2014
Existing and proposed elevations	4390-05	F	09/02/2015

BH2014/04234

Flat 1 27 Sillwood Street Brighton

Removal of UPVC window and timber door and installation of timber bi-fold doors to rear elevation.

Applicant: Mr Nathan Killeya

Officer: Mark Thomas 292336

Approved on 16/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans and elevations	01	-	16th December 2014

BH2014/04344

29 Western Road Brighton

Change of use from retail (A1) to restaurant/ hot food takeaway (A3/A5).

Applicant: Kokoro UK Ltd

Officer: Adrian Smith 290478

Approved on 18/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open to customers except between the hours of 09.00 and 21.00 daily, and all activity at the site shall cease thirty minutes after the premises has closed to customers.

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

3) UNI

All deliveries and servicing of the A3/A5 unit hereby permitted shall be carried out in full accordance with the Delivery and Service Management plan received on 12 February 2015. No home deliveries shall occur from the premises at any time.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 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	-	-	23/12/2014
Existing floor plans	126/101	-	23/12/2014
Proposed floor plans	126/102		23/12/2014
	126/103		23/12/2014
	126/104		23/12/2014

ST. PETER'S & NORTH LAINE

BH2013/01824

Site J New England Quarter Brighton

Application for Approval of Details Reserved by Condition 17a(ii) of application BH2012/01627.

Applicant: The Hyde Group

Officer: Sarah Collins 292232

Approved on 16/02/15 DELEGATED

BH2013/02511

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

Application for variation of condition 29 of application BH2010/02585 (Demolition of existing buildings and erection of four storey building with sub-divisible commercial use for retail (A1)/ restaurant (A3) /office (B1) at ground floor level and 9 no. one and two bedroom dwellings above) to permit partial retention of rear wall, omission of basement level and formation of internal cycle and refuse storage at ground floor level.

Applicant: Facilitas

Officer: Jason Hawkes 292153

Approved on 10/02/15 DELEGATED

1) UNI

Not used.

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	121003-B-001 B		23rd August 2013
Site Survey	3544-1		23rd July 2013
Elevations A-B	3544-2		23rd July 2013
Elevations C-E	3544-3		23rd July 2013
Plan: Ground & Foundations	121003-D-500 J		23rd August 2013
Plan: Levels 1 & 2	121003-D-501 F		23rd August 2013
Plan: Level 3	121003-D-502		23rd August 2013

	F		
Plan: Ground Indicative Layouts	121003-D-505 A		23rd August 2013
Sections	121003-D-510 E		23rd August 2013
Elevations Sheet 1	121003-D-520 D		23rd August 2013
Elevations Sheet 2	121003-D-521 E		23rd August 2013
Details: Wall Types Sheet 1	121003-21-01 0A		23rd July 2013
Details: Wall Types Sheet 2	121003-21-01 1B		23rd July 2013
Details: Wall Types Sheet 3	121003-21-01 2		23rd July 2013
Details: Floor Types Sheet 1	121003-21-01 5A		23rd July 2013
Details: Roof Types Sheet 1	121003-21-02 0B		23rd July 2013
Details: Balustrade Type 1	121003-21-03 0		23rd July 2013
Details: Balustrade Type 2	121003-21-03 1B		23rd July 2013
Details: Balustrade Type 3	121003-21-03 2		23rd July 2013
Details: Existing Rear Wall Sheet 1	121003-21-03 3B		23rd July 2013
Details: External Paving Sheet 1	121003-21-04 0B		23rd July 2013
Details: External Works Sheet 1	121003-21-04 1A		23rd July 2013
Details: Residential Cycles Refuse / Recycle	121003-21-05 0		23rd July 2013
Details: Retail & Residential Entry	121003-21-05 5		23rd July 2013
Details: Retail Shop Front Entry / Windows	121003-21-05 6		23rd July 2013
Details: Section Shop Front & Entries	121003-21-05 7		23rd July 2013

3) UNI

Within 3 months of the date of this permission, samples of the following materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

- a) samples of brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples of all hard surfacing materials
- d) samples of the proposed window and door treatments

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.

4) UNI

The development shall be implemented in strict accordance with the detailed drawings of the proposed balcony railings, windows, shopfronts and entrance doors approved under BH2013/01027 and shall thereafter be retained as such.

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

5) UNI

The development shall be implemented in strict accordance with the detailed drawings of the proposed balcony railings, windows, shopfronts and entrance doors approved under BH2013/01027 and shall thereafter be retained as such.

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

6) UNI

Within 3 months of the date of this permission, unless otherwise agreed with the Local Planning Authority in writing, a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

Within 3 months of the date of this permission, unless otherwise agreed with the Local Planning Authority in writing, a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &

Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

10) UNI

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

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

11) UNI

Should part/all of the ground floor unit be occupied by a Class A3 user, and the publicly accessible floorspace exceed 150sqm, alcohol must only be served to customers who are seated and purchasing food also.

Reason: To ensure there is no detrimental impact on neighbouring occupiers in terms of noise and disturbance or public disorder and to comply with policies SR12, SU10 and QD27 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

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

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

14) UNI

The scheme shall be implemented in accordance with detailed drawings of the levels, sections and construction details of the works to the footway approved under BH2013/01027. The works shall be completed in strict accordance with the approved details and thereafter retained as such.

Reason: In the interests of highway safety, for the benefit and convenience of the public at large and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

15) UNI

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

16) UNI

The use of the commercial premises on the ground floor, be it Class A1, A3 or B1, shall not be in use except between the hours of 07:00 to 20:00 on Mondays to Sundays.

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

17) UNI

No deliveries nor any loading or unloading of vehicles shall take place to the ground floor commercial premises, be it Class A1, A3 or B1, except between the hours of 07.00 - 19.00 on Monday to Friday, 08.00 - 13.00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

18) UNI

No external lighting shall be installed other than that which accords with the details of external lighting approved on the 12th of August 2013 under application BH2013/01027. The external lighting shall be installed in strict accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

19) UNI

The proposed development shall be implemented in accordance with the land contamination reports approved under application BH2013/00070. Within 3 months of the date of this permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) Based upon the site investigation scheme and preliminary risk assessment approved on the 13th of May 2013 under application BH2013/00070, site investigation results and a detailed risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

ii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (i) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In the interests of the protection of groundwater and to comply with policy SU3 of the Brighton & Hove Local Plan.

20) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of the protection of groundwater and to comply with policy SU3 of the Brighton & Hove Local Plan.

21) UNI

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

Reason: In the interests of the protection of groundwater and to comply with policy SU3 of the Brighton & Hove Local Plan.

22) UNI

The scheme shall be implemented in accordance with the scheme for hard landscaping approved under application BH2013/01027. The scheme shall be implemented in strict accordance with the approved details.

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

23) UNI

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

24) UNI

Within 1 month of the date of this permission, confirmation shall be submitted to and approved in writing by the Local Planning Authority that the scheme has been registered with the Considerate Constructors Scheme.

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

25) UNI

Within 3 months of the date of this permission, details of a scheme to improve the biodiversity of the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved scheme prior to the occupation of the buildings and thereafter retained as such.

Reason: To ensure the scheme achieves an acceptable level of biodiversity and to comply with policy QD17 of the Brighton & Hove Local Plan.

26) UNI

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

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

27) 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.

28) UNI

Prior to the first occupation of the development hereby approved the sound insulation measures approved on the 12th of August 2013 under application BH2013/01027 shall be completed in strict accordance with the approved details and shall be retained as such thereafter.

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

29) 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.

BH2014/02335

Site J New England Quarter Fleet Street Brighton

Application for approval of details reserved by condition 27a of application BH2012/01627.

Applicant: The Hyde Group

Officer: Sarah Collins 292232

Approved on 13/02/15 DELEGATED

BH2014/03018

Good Companions Public House 132 Dyke Road Brighton

Alterations to front elevation to facilitate enlargement of external seating area.

Applicant: Indigo Pub Co Ltd

Officer: Robert Hermitage 290480

Refused on 11/02/15 DELEGATED

1) UNI

Due the lack of an acoustic/noise assessment, which predicts the noise levels at sensitive receptors as a result of the extension to the outdoor seating area, it is considered that the applicant has failed to demonstrate that the proposal would have an acceptable impact on the amenities of the adjacent residents. Therefore, it is considered that the close proximity of the outdoor seating area, by reason of noise disturbance, would be harmful to the residential amenity of occupiers of 130 Dyke Road and would be contrary to Brighton & Hove Local Plan policies SU9, SU10 and QD27

BH2014/03383

1A Upper Gardner Street & 76 - 81 North Road Brighton

Change of use of first floor from mixed use of retail and flat to retail (A1). (Retrospective)

Applicant: The Guitar Amp & Keyboard Centre

Officer: Sue Dubberley 293817

Approved on 05/02/15 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			8/10/1014
Existing and proposed floor plans			PL01

BH2014/03615

55 Gardner Street Brighton

Installation of new shopfront incorporating new entrance door.

Applicant: Gardner Retail Limited

Officer: Wayne Nee 292132

Refused on 02/02/15 DELEGATED

1) UNI

The proposed shopfront would be of a non-traditional appearance with aluminium

framework and doors, and an automated sliding main door. The proposal for two entrance doors in the façade would result in a cluttered appearance, smaller shop windows, and the overall proportions and appearance would result in a worse appearance than the existing. The proposed development would result in an unsympathetic appearance that would detract from the character and appearance of the existing building to the detriment of the street scene and the surrounding Conservation Area. As such the proposal is contrary to policies QD5, QD10 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document on Shop Front Design (SPD02).

BH2014/03675

89-90 London Road Brighton

Change of use of first and second floors from retail (A1) to residential (C3) with erection of first and second floor rear extension and mansard roof to create a total of 4no two bedroom flats with associated alterations. Installation of new shopfront including new access to upper floors.

Applicant: Ebury Estates

Officer: Andrew Huntley 292321

Refused on 29/01/15 DELEGATED

1) UNI

The proposed roof addition, by reason of its height and bulk, would appear unduly dominant and would cause harm to the established character of the street scene and surrounding area. The design, detailing and roof form would fail to relate to the fenestration below and would create a 'top heavy' bulky appearance to the building. Overall, the design would fail to provide a suitable standard of design and appearance for new development, contrary to policies QD1 and QD2 of the Brighton and Hove Local Plan. The proposal therefore fails to enhance the positive qualities of the neighbourhood and represents a poorly designed development, out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the streetscene. This harm is therefore considered to outweigh the benefit provided by the additional residential units. As such, the proposal would be contrary to policies QD1 and QD2 of the Brighton and Hove Local Plan.

BH2014/04126

61 Centurion Road Brighton

Certificated of lawfulness for proposed installation of photovoltaic panels to front roof slope.

Applicant: Wendy Lam

Officer: Luke Austin 294495

Approved on 13/02/15 DELEGATED

BH2014/04171

Flat 3 90 Shaftesbury Road Brighton

Insertion of 2no front rooflights and creation of dormer and insertion of rooflight to rear.

Applicant: Mr Dominic Plucknett

Officer: Sue Dubberley 293817

Approved on 09/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans	0255-14-01		11/12/2014
Proposed plans	0255-14-02		11/12/2014
Site plan	0255-14-03		15/12/2014
Block plan	0255-14-03		15/12/2014

BH2014/04300

78 Church Street Brighton

Change of use from ancillary office (Sui Generis) to office (B1).

Applicant: South Eastern Power Networks Plc

Officer: Wayne Nee 292132

Approved on 17/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall not be commenced until details of 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.

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	BN14100025/1 01		19 December 2014
Proposed	BN14100025/1 02		19 December 2014

BH2014/04331

94-103 London Road and 6-11 & 12 Baker Street Brighton

Application for Approval of Details Reserved by Conditions 44 and 46 of application BH2014/01127.

Applicant: The Gym Ltd
Officer: Kathryn Boggiano 292138
Approved on 16/02/15 DELEGATED

BH2014/04332

35 Providence Place Brighton

Conversion of first floor from storage (B8) to self contained flat.

Applicant: Mr Yasser Abbas
Officer: Sonia Gillam 292265
Refused on 18/02/15 DELEGATED

1) UNI

There is no evidence to demonstrate that the existing storage facilities (Class B8) have been assessed and are genuinely redundant and the application is therefore contrary to policy EM6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed residential unit would result in an unsatisfactory standard of accommodation and poor level of amenity for the future occupants, by reason of rooms with limited outlook and natural light. The proposal would therefore fail to meet the likely needs of future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted to demonstrate that the proposed change of use would not result in a detrimental noise impact on the future occupiers of the proposed residential unit, given its proximity to industrial uses. As such, the proposal is contrary to policies QD27 and SU10 of the Brighton and Hove Local Plan.

WITHDEAN

BH2014/02585

14 Bavant Road Brighton

Replacement of existing windows with double glazed UPVC windows to first floor level and new and replacement double glazed UPVC doors to ground floor with associated alterations.

Applicant: Hopscotch Nurseries
Officer: Joanne Doyle 292198
Approved on 09/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby permitted first floor windows shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property 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 & Block Plan	TA823/01		31 Jul 2014
Existing Plans	TA823/02		31 Jul 2014
Existing Elevations	TA823/03		31 Jul 2014
Proposed Plans	TA823/10		31 Jul 2014
Proposed Elevations	TA823/11		31 Jul 2014
Proposed Window Specification			31 Jul 2014
Proposed Window Detail			31 Jul 2014

BH2014/03776

6 Westdene Drive Brighton

Erection of rear extension at lower ground floor level with replacement deck over with glass balustrade. Formation of new hardstanding to front with widened vehicular crossover.

Applicant: Mr Newmun Boyle

Officer: Christopher Wright 292097

Approved on 12/02/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Extension & Car Hardstanding	577/01		23 Jan 2015
Existing Layout	577/02		10 Nov 2014

BH2014/03906

Flat C Upperdene Court 2 Westdene Drive Brighton

Replacement of existing single glazed timber framed windows with UPVC double glazed windows to side and rear.

Applicant: Miss Claire Godley

Officer: Christopher Wright 292097

Approved on 03/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 Dec 2014
Proposed Window Drawing	106556		10 Dec 2014
Synerjy Synseal window brochure and extracts			20 Nov 2014 and 10 Dec 2014
Existing Photographs			4 Dec 2014 and 10 Dec 2014

BH2014/04010

23 Fernwood Rise Brighton

Erection of single storey rear extension. (Retrospective)

Applicant: Mr Lee Coughtrey

Officer: Christopher Wright 292097

Approved on 12/02/15 DELEGATED

1) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows or other openings shall be constructed in the westerly facing tapered 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.

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
Single storey rear extension (Existing)	001		27 Nov 2014
Single storey rear extension (Proposed)	002		9 Feb 2015
Street & Block Plan	003		27 Nov 2014

BH2014/04121

39B Whittingehame Gardens Brighton

Certificate of lawfulness for the proposed installation of rooflights to side elevation.

Applicant: Mr Christopher Heath

Officer: Luke Austin 294495

Approved on 11/02/15 DELEGATED

BH2014/04246

Oakwood Lodge 259 Preston Road Brighton

Replacement of existing rear second floor window with Juliet balcony. (Part Retrospective)

Applicant: Mr Mark Flannery

Officer: Robert Hermitage 290480

Approved on 11/02/15 DELEGATED

1) BH01.01

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

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

2) 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.

Plan Type	Reference	Version	Date Received
Location and Block Plan	100	P	17th December 2014
Existing and Proposed Plans and Elevations	101	P	17th December 2014

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.

BH2014/04358

182 Surrenden Road Brighton

Erection of single storey rear extension.

Applicant: Mrs S Savery

Officer: Liz Arnold 291709

Refused on 12/02/15 DELEGATED

1) UNI

The proposed extension, by reason of design, scale, size and excessive depth, individually and in conjunction with the existing single storey flat roofed extension, would create an overly dominant extension to the dwelling which would not appear subservient to the existing dwellinghouse. In addition the proposed extension would wrap around the south-western corner of the dwelling and as such would appear poorly designed in relation to the existing building. Overall the proposal represents an incongruous and harmful addition to the property and wider surrounding area, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

2) UNI2

The proposed extension, by reason of its excessive depth and siting of 182 Surrenden Road at a slightly higher level than the western neighbouring property, would dominate and oppress the outlook to the adjacent property at no. 180 Surrenden Road to the overall detriment of their amenity, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary

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

3) UNI3

The proposed terrace, as a result of its positioning along the boundary with no. 180 Surrenden Road and the siting of 182 Surrenden Road at a slightly higher level than the western neighbouring property would represent an un-neighbourly form development for the residents of this neighbouring property by reason of increased overlooking and loss of privacy. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

EAST BRIGHTON

BH2014/00863

Court Royal Mansions 1 Eastern Terrace Brighton

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

Applicant: Court Royal Mansions Ltd

Officer: Sue Dubberley 293817

Approved on 09/02/15 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the roof terrace railings 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 and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

3) UNI

No works shall take place until full details of the hereby approved dormers and roof lights, including 1:20 scale elevational drawings 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 and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

4) UNI

The reinstated entrance steps to the Paston Place entrance shall match the existing remnants of the original steps.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

5) UNI

No works shall take place until full details of all the hereby approved basement window and its reveals and cill including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority shall be single glazed painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance

with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

6) UNI

No works shall take place until full details of the depth of reveals of the hereby approved ground and first floor windows 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 and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

7) UNI

No works shall take place until full details of the ventilation and drainage outlets 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 and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

8) UNI

No works shall take place until details of the door panel mouldings to the hereby approved entrance doors have been submitted to and approved in writing by the Local Planning Authority. The door panel mouldings shall match exactly those of the entrance door to no. 5 Eastern Terrace. 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 and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

9) UNI

No works shall take place until a sample of the slate to be used on the hereby approved roof has been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved material samples.

Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

10) UNI

No works shall take place until full elevations of the Paston Place frontage at basement level has been submitted to and approved in writing by the Local Planning Authority. The elevations shall show the hereby approved window opening in the context of existing opening at this level. 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 and to preserve the character and appearance of the listed building to comply with policy HE1 of the Brighton and Hove Local Plan.

BH2014/03951

19 Bennett Road Brighton

Erection of cycle storage shed to front garden. (Retrospective)

Applicant: Mr Tom Jackson

Officer: Sonia Gillam 292265

Approved on 17/02/15 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			24/11/2014
Block plan			23/12/2014
Existing and proposed floor plans	SGR/BEN/131 114		24/11/2014
Proposed floor plan and elevations	SGR/BEN/131 114		23/12/2014
Existing and proposed elevations	SGR/BEN/131 114		24/11/2014

BH2014/03973

32 Chesham Road Brighton

Conversion of ground floor retail unit (A1) to 1no one bedroom flat (C3) including removal of shopfront and installation of new bay window and door.

Applicant: Mr Ian Dunkerton

Officer: Wayne Nee 292132

Refused on 10/02/15 DELEGATED

1) UNI

The existing fascia, shop window and panelled doors contribute positively to character and appearance of the building and East Cliff Conservation Area. The proposed frontage would result in the loss this character and, by reason of its design and detailing, would incorporate a combination of commercial and domestic appearance, creating an unsympathetic hybrid of both. The proposal would fail to incorporate architectural features, such as a string course and entablature, incorporated on residential frontages elsewhere in the terrace row and would therefore fail to adequately replace the loss of architectural features within the existing shopfront. The proposal would therefore fail to preserve or enhance the character or appearance of the site or East Cliff Conservation Area, contrary to policies QD5, QD14 & HE6 of the Brighton & Hove Local Plan.

BH2014/04316

St Marys Hall Eastern Road Brighton

Refurbishment incorporating new internal door, sunpipe, ventilation penthouse and associated alterations.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 16/02/15 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.

HANOVER & ELM GROVE

BH2014/03320

Old College House 8-10 Richmond Terrace Brighton

Internal and external weather proofing and damp proofing works and removal and capping of chimney.

Applicant: Bowden Property Consulting

Officer: Jonathan Puplett 292525

Approved on 09/02/15 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

A representative test sample panel of the masonry cream shall be applied to the external wall and no further application of the masonry cream shall take place until the sample panel has been inspected and approved in writing by the Local Planning Authority. The wall treatment shall subsequently be carried out and completed to match the approved test sample panel.

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 capping of the chimney stack shall incorporate ventilation in the form of terracotta airbricks, or any alternative method as may be submitted to and approved in writing by the Local Planning Authority prior to 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 joinery and plasterwork shall be reinstated to exactly match the existing where removed or disturbed.

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

5) UNI

All re-pointing shall be carried out in lime mortar.

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

BH2014/04109

16a Islingword Road Brighton

Erection of rear extension at second floor level.

Applicant: Mr Julius Windels

Officer: Haydon Richardson 292322

Refused on 10/02/15 DELEGATED

1) UNI

The proposed extension, by reason of its proposed scale, design and materials on the Milton Road elevation, would result in an incongruous extension which fails to respect the character and design of the existing building and streetscene. As such the proposal would be harmful to the character and appearance of the existing property and streetscene and would be contrary to policies QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

2) UNI2

The proposed extension, by reason of its scale and siting, would represent an un-neighbourly addition which would result in a loss of sunlight and daylight to the

rear windows and roof terrace at to 15 Islingword Road and would also have an overbearing and enclosing impact. As such the proposal would be harmful to the residential amenity of 15 Islingword Road and would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

BH2014/04140

115 Whippingham Road Brighton

Replacement of single glazed timber framed windows and timber doors with UPVC double glazed units.

Applicant: Mark Wickenden

Officer: Luke Austin 294495

Approved on 02/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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		-	08/12/14
Product Survey		-	08/12/14
Technical Specification		-	08/12/14

BH2014/04317

Lower Ground Floor Flat 5A Franklin Road Brighton

Non Material Amendment to BH2014/02600 to replace fully glazed roof of extension with pitched roof with velux rooflights.

Applicant: Mrs Gurinderjeet Kaur De Brun

Officer: Wayne Nee 292132

Approved on 06/02/15 DELEGATED

HOLLINGDEAN & STANMER

BH2014/02979

53 Hollingbury Road Brighton

Application for approval of details reserved by conditions 1 and 2 of application BH2013/03203 approved on appeal.

Applicant: Millhouse Enterprises Limited

Officer: Andrew Huntley 292321

Approved on 04/02/15 DELEGATED

BH2014/03114

4 Upper Hollingdean Road Brighton

Change of Use from five bedroom single dwelling (C3) to six bedroom small house in multiple occupation (C4).

Applicant: Mr Mantazis

Officer: Wayne Nee 292132

Approved on 09/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 development hereby permitted shall be carried out in accordance with 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	1536/1821	A	27 January 2015
Proposed plans	1536/1822		17 September 2014

BH2014/03594

University of Brighton Mithras House Lewes Road Brighton

Installation of external smoking shelter with seating.

Applicant: University of Brighton

Officer: Paul Earp 292454

Approved on 06/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

(ii) for the following reasons:-

The shelter by virtue of its location and appearance would not be prominent, nor detract from the appearance of the area or adversely affect highway safety or amenity.

3) UNI

2. This decision to grant Planning Permission has been taken:

(i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR7 Safe development

QD1 Design - quality of development and design statements

QD2 Design - key principles for neighbourhoods

QD27 Protection of Amenity

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

; and

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	MOXX-O-MP-SL-0001		31 October 2014
Block plan	MOXX-O-MP-SL-2002		22 October 2014
Location plan	MOXX-O-MP-SL-2003		22 October 2014
Elevations plan	SS-MIT-EL-001		6 November 2014
Shelter model plan	Euroshel 3500x1500		22 October 2014

5) UNI

Informatives:

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

BH2014/03595

University of Brighton Falmer Campus Lewes Road Brighton

Installation of external smoking shelter with seating.

Applicant: University of Brighton

Officer: Paul Earp 292454

Approved on 05/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	FAXX-O-MP-SL-0001		31 October 2014
Block plan	FAXX-O-MP-SL-0002		22 October 2014
Location plan	FAXX-O-MP-SL-0003		22 October 2014
Shelter elevations	SS-FAL-EL-00		6 November 2014

	1		
Shelter model plan	SOFCO		22 November 2014

BH2014/03596

University of Brighton Moulsecoomb Site Lewes Road Brighton

Installation of 4no external smoking shelters with seating.

Applicant: University of Brighton

Officer: Paul Earp 292454

Approved on 06/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	MOXX-O-MP-SL-0001		31 October 2014
Block plan	MOXX-O-MP-SL-3002		22 October 2014
Shelter 1) Location plan	MOXX-O-MP-SL-3003		22 October 2014
Elevations plan	SS-WAT-EL-001		6 November 2014
Shelter model plan	Euroshel 2500x1200		22 October 2014
Shelter 2) Location plan	MOXX-O-MP-SL-3004		22 October 2014
Elevations plan	SS-PAV-EL-002		6 November 2014
Shelter model plan	Pavilion 3000x2000		22 October 2014
Shelter 3) Block plan	MOXX-O-MP-SL-1002		22 October 2014
Location plan	MOXX-O-MP-SL-1003		22 October 2014
Elevations plan	SS-HUX-EL-001		6 November 2014
Shelter model plan	Euroshel 2000x1200		22 October 2014
Shelter 4) Block plan	MOMC-O-MP-SL-0002		22 October 2014
Location plan	MOMC-O-MP-SL-0003		22 October 2014
Elevations plan	SS-COC-EL-001		6 November 2014
Shelter model plan	Harrowby 3075x1540		22 October 2014

BH2014/03895

7 Quarry Bank Road Brighton

Erection of single storey side extension.

Applicant: Mr Sean Barritt

Officer: Mark Thomas 292336

Refused on 30/01/15 DELEGATED

1) UNI

The proposed extension, by virtue of its height, bulk, scale, form, appearance, siting, materials and proximity to the western boundary, would relate poorly to the character and appearance of the property and would appear as an intrusive and incongruous element within the streetscene. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12- Design guide for extensions and alterations.

BH2014/04235

First Floor Flat 2 Hollingbury Park Avenue Brighton

Roof alterations including installation of rear dormer and front and rear rooflights.

Applicant: Mr & Mrs New

Officer: Robert Hermitage 290480

Refused on 13/02/15 DELEGATED

1) UNI

The proposed dormer, by virtue of its excessive width and height, would appear an excessively bulky, dominant and incongruous addition to the rear elevation contrary to Policy QD14 of the Brighton and Hove Local Plan and SPD12 guidance.

BH2014/04309

76 Roedale Road Brighton

Certificate of lawfulness for proposed replacement of existing garage to rear of property.

Applicant: Mrs J McGonigal

Officer: Robert Hermitage 290480

Approved on 18/02/15 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2014/03630

12A Coombe Terrace Brighton

Part change of use of ground floor from barbers (A1) to mixed use comprising barbers (A1) and tattoo studio (Sui Generis).

Applicant: The Terrace Barbers

Officer: Sonia Gillam 292265

Approved on 04/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open to customers except between the hours of 8am and 6pm on Mondays to Fridays and 8.30am and 6pm on Saturdays, and not at anytime on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies

SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The premises shall operate in strict accordance with the division of the use classes A1 and Sui generis detailed on the approved proposed ground floor plan no.11,623 received on 10/12/2014.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the retail provision within the local parade and the amenities of the area and to comply with policies SR7 & QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans/ site location plan	11,623	-	10/12/2014
Proposed plans/ site location plan	11,623	-	10/12/2014

BH2014/03941

119 Heath Hill Avenue Brighton

Change of use from three bedroom dwelling house (C3) to three bedroom small house in multiple occupation (C4).

Applicant: Mr Paul Haslam

Officer: Adrian Smith 290478

Approved on 12/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	24/11/2014
Existing and proposed floor plans	-	-	18/12/2014

BH2014/04172

9 Barcombe Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer.

Applicant: Simeone Bowes

Officer: Robert Hermitage 290480

Approved on 10/02/15 DELEGATED

QUEEN'S PARK

BH2014/03543

Rear of 9 - 11 Dawson Terrace Brighton

Erection of 1no two bedroom house.

Applicant: Mr J & N Jenner

Officer: Adrian Smith 290478

Refused on 16/02/15 DELEGATED

1) UNI

Insufficient information has been submitted to make a reasonable judgement as to the ground level and overall height relationship between the proposed dwelling and adjacent structures and dwellings. In the absence of such information the development fails demonstrate that it would have an acceptable impact of surrounding development contrary to policies QD1, QD2 & QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by virtue of its position within the site, its form and overall design approach, would not relate positively to the character of the surrounding development but would instead be an incongruous, isolated and highly visible addition out of context in this backland environment, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by virtue of its position within the site, its form and overall design approach, would have an overbearing impact on the amenities of adjacent occupiers and would result in loss of privacy, contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The development falls within an area characterised by high parking stress and would provide for no onsite parking for future residents. The proposal therefore fails to make suitable provision for the transport demand it would generate contrary to policy TR1 of the Brighton & Hove Local Plan.

BH2014/04093

Brighton College Eastern Road Brighton

Application for approval of details reserved by condition 7 of application BH2012/02378.

Applicant: Brighton College

Officer: Andrew Huntley 292321
Approved on 02/02/15 DELEGATED

BH2014/04202

28 Upper Rock Gardens Brighton

Erection of a single storey rear extension.

Applicant: Mr John Lumley

Officer: Mark Thomas 292336

Approved on 06/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	PL10	-	12th December 2014
Existing block plan	PL11	-	12th December 2014
Proposed block plan	PL12	-	12th December 2014
Existing floor plans	PL13	-	12th December 2014
Existing elevations and section	PL14	-	12th December 2014
Proposed floor plans	PL15	-	12th December 2014
Proposed elevations and section	PL16	-	12th December 2014

BH2014/04242

11 Manchester Street Brighton

Conversion of garage to habitable space with associated external alterations including removal of garage door and installation of a window.

Applicant: Sevenbuild Properties Ltd

Officer: Sonia Gillam 292265

Refused on 10/02/15 DELEGATED

1) UNI

The proposed window, by reason of its design and proportions, would be an unsympathetic alteration that would fail to reflect the character and appearance of the building and the wider streetscene, and would fail to preserve or enhance the character or appearance of the East Cliff Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Document 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

ROTTINGDEAN COASTAL

BH2014/02589

Land South of Ovingdean Road Brighton

Outline planning application with appearance reserved for the construction of 85no one, two, three and four bedroom dwellings with associated garages, parking, estate roads, footways, pedestrian linkages, public open space and strategic landscaping. New vehicular access from Ovingdean Road and junction improvements. (Amended plans and description)

Applicant: Lightwood Strategic

Officer: Liz Arnold 291709

Refused on 29/01/15 COMMITTEE

1) UNI

The Local Planning Authority has not been able to assess the likely impacts of the proposed development with respect to Air Quality within the Rottingdean Air Quality Management Area, due to the omissions in the Environmental Statement. Consequently it has not been possible to identify whether and what mitigation measures may be appropriate and therefore the Local Planning Authority is unable to complete a full assessment of the proposal. The proposal is therefore considered to be contrary to the requirements of the Town and Country Planning (Environmental Impact Assessment) 2011 Regulations and policy SU9 of the Brighton and Hove Local Plan.

2) UNI2

The Local Planning Authority has not been able to assess the likely impacts of the proposed development with respect to Ecology due to the omissions in the Environmental Statement. Consequently it has not been possible to identify whether and what mitigation measures may be appropriate and therefore the Local Planning Authority is unable to complete a full assessment of the proposal. The proposal is therefore considered to be contrary to the requirements of the Town and Country Planning (Environmental Impact Assessment) 2011 Regulations, policies QD17 and QD18 of the Brighton and Hove Local Plan, policy CP10 of the Brighton & Hove Submission City Plan Part One and SPD11 on Nature Conservation and Development.

3) UNI3

By virtue of the scale of development proposed and the site coverage, it is considered that the harmful impacts of the proposal on local landscape character, visual amenity and the setting of the National Park, in this sensitive location, represents an overdevelopment of the site. The demonstrable and significant adverse impacts are considered to outweigh any benefits of the proposed scheme. As such the proposal is contrary to policy NC8 of the Brighton and Hove Local Plan and policies SA4 and SA5 of the Brighton & Hove Submission City Plan Part One.

BH2014/03147

John Howard Cottages Roedean Road Brighton

Extension of existing hardstanding areas to create additional parking facilities, with parking bays and erection of retaining wall with bench seating.

Applicant: PCC of St Georges Church with St Anne & St Mark

Officer: Sue Dubberley 293817

Approved on 09/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until details of appropriate signage and mirrors to the access have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To improve visibility and awareness of vehicles and other users entering and exiting the site via the access, and to comply with policy TR7 or 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	B104.01.00		18/09/14
Existing plan	B104.01.01A		18/09/14
Proposed plan	B104.01.11C		19/01/15
Proposed traffic mirror location	B104.01.12		18/09/14

BH2014/03195

26 Lewes Crescent Brighton

Application for Approval of Details Reserved by Condition 11 of application BH2014/00594.

Applicant: 26 Lewes Crescent Ltd

Officer: Andrew Huntley 292321

Approved on 10/02/15 DELEGATED

BH2014/03226

26 Lewes Crescent Brighton

Application for Approval of Details Reserved by Conditions 4 and 9 of application BH2014/00594.

Applicant: 26 Lewes Crescent Ltd

Officer: Andrew Huntley 292321

Approved on 13/02/15 DELEGATED

BH2014/03243

26 Lewes Crescent Brighton

Application for Approval of Details of Reserved by Condition 10 of application BH2014/00594.

Applicant: Mr Doug Pearch

Officer: Andrew Huntley 292321

Approved on 16/02/15 DELEGATED

BH2014/03319

26 Lewes Crescent Brighton

Replacement of existing timber sliding sash single glazed windows and ceiling lights to second floor level. (Part retrospective)

Applicant: Mr Doug Pearch

Officer: Andrew Huntley 292321

Approved on 04/02/15 DELEGATED

BH2014/03475

1 Saltdean Drive Saltdean Brighton

Demolition of existing house and erection of four storey building containing 4no two bedroom flats, 1no three bedroom maisonette and 1no three bedroom penthouse apartment.

Applicant: Homemakers of Brighton Ltd

Officer: Mick Anson 292354

Refused on 30/01/15 DELEGATED

1) UNI

The proposed development, by virtue of its prominent footprint, scale, design and massing would be an overdevelopment of the site which would have a harmful impact on the appearance of adjoining properties, the character of the streetscene, the locality and strategic views along the coastline, contrary to policies QD1, QD2, QD3 & QD4 of the Brighton & Hove Local Plan.

BH2014/03506

Flat 2 9 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mrs Gayle McDermott

Officer: Andrew Huntley 292321

Approved on 05/02/15 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place in relation to the air brick to the front elevation until full details or sample of the air brick has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The existing cornice within the living room and kitchen 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.

4) UNI

The design of the sliding door and architrave, and the new door to the bathroom and its architrave, shall exactly match other historic doors in the property.

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

5) UNI

The boxing for the mechanical ventilation shall be housed entirely within the cupboards and all pipework shall be located within the floor void and no joists will be notched.

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

6) UNI

Notwithstanding the approved plans, the existing fireplace within the living room shall be retained in accordance with an email dated 18.01.2015.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority the hereby

approved flat entrance door shall either be:

- (a) The reuse of the original door, if following investigation, it is found to be within the existing wall; or
- (b) If the original door is not present then the new door shall exactly match the existing door between the common stairway and hallway.

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

BH2014/03673

Spindriff Cottage 3 Roedean Way Brighton

Demolition of existing house and erection of a two storey five bedroom house (C3).

Applicant: Elisabeth Griffiths

Officer: Adrian Smith 290478

Refused on 29/01/15 DELEGATED

1) UNI

The proposed development, by virtue of its excessive scale and forward projection on an elevated plot, represents an incongruous addition to the streetscene that fails to suitably respect the prevailing character of the surrounding area, contrary to policies QD1 & QD2 of the Brighton & Hove Local Plan.

2) UNI2

The submitted plans fail to accurately reflect the relationship between the application site and 4 Roedean Way. Notwithstanding these inaccuracies, the siting, scale and elevated position of the proposed dwelling would have an enclosing and overbearing impact on the rear amenity space to 4 Roedean Way, whilst the scale and forward position of the front terrace would have an overbearing impact resulting in overlooking and loss of privacy. The proposal therefore would lead to a harmful loss of amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of its siting, scale and elevated position, would result in a harmful loss of amenity to the first floor side window to 4 Roedean Way by way of loss of light and outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/03729

43 Lenham Avenue Saltdean Brighton

Erection of two storey rear extension and front and rear extensions at first floor level with associated roof extension and external alterations. Erection of raised terrace to front of property with associated landscaping.

Applicant: Mr D Freeman

Officer: Wayne Nee 292132

Approved on 09/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

Development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with 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	Salt/01		05 November 2014
Proposed block plan	Salt/02	B	05 November 2014
Existing floor plans	Salt/03		05 November 2014
Proposed floor plans	Salt/04	B	05 November 2014
Existing/proposed sections	Salt/05	C	05 November 2014
Existing elevations	Salt/06		05 November 2014
Existing elevations	Salt/07		05 November 2014
Proposed elevations	Salt/08	C	05 November 2014
Proposed elevations	Salt/09	C	05 November 2014

BH2014/03883

10 Chorley Avenue Saltdean Brighton

Erection of first floor front extension and roof alterations incorporating gable end extension, increased ridge height, front and rear rooflights and rear dormers.

Applicant: Gary Ashdown

Officer: Kathryn Boggiano 292138

Approved on 30/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			17/11/14
First Floor Extension & Proposed Loft Conversion	MCA/CA/001	A	20/01/14

BH2014/04065

Badgers Walk Ovingdean Road Brighton

Erection of detached single storey building containing swimming pool.

Applicant: Mr Peter McDonnell

Officer: Liz Arnold 291709

Approved on 09/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 detached single storey building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Badgers Walk.

Reason: To ensure that the building remains ancillary to the residential use of the existing dwelling to safeguard the residential amenities of the locality and to comply with policies QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

No development shall take place until details of the green roof, including sections; design, construction details, species mix to be used and a maintenance plan have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and shall be retained as such thereafter.

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

5) UNI

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

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

6) UNI

No development shall commence until a scheme for the planting of a replacement tree, in compensation for the Sycamore tree to be felled as a result of the development hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The planting of the replacement tree shall be carried out in strict accordance with the approved scheme in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and of the tree which within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

7) UNI

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, showing how all the remaining trees and hedges in the vicinity of the proposed development will be protected during the course of the development in accordance with BS 5837 (2005) Trees in Relation to Construction. The works shall be implemented in strict accordance with the agreed Arboricultural Method Statement.

8) UNI

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

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	2nd December 2014
Proposed Swimming Pool	01	Rev. B	2nd December 2014

10) UNI

No development shall take place until a plan showing the size of the construction area has been submitted to and agreed in writing by the Local Planning Authority. The agreed construction area shall be securely fenced off and no vehicle access to the construction site/buildings hereby approved shall be permitted through the Site of Nature Conservation Importance at any time, nor should any storage of materials, machinery or equipment be permitted within the Site of Nature Conservation Importance. All construction vehicle access to and from the proposed building shall be via the garden area of Badgers Walk.

Reason: To ensure an adverse impact on the Site of Nature Conservation Importance is avoided in accordance with policy NC4 of the Brighton & Hove Local Plan.

BH2014/04139

30 Westmeston Avenue Saltdean Brighton

Erection of single storey front extension, roof extension with front rooflight and rear dormer and alterations including to fenestration and extension of rear terrace.

Applicant: Mr & Mrs Poole

Officer: Robert Hermitage 290480

Approved on 02/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) BH03.03

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

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

3) UNI

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

4) UNI

No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations, and Site Plan	1546/1839	-	8th December 2014
Proposed Plans and Elevations, Site and Block Plan	1546/1840	C	27th January 2015

BH2014/04156

Flat 6 Arundel House 12-13 Arundel Terrace Brighton

Internal alterations to layout of flat. (Retrospective)

Applicant: Mr Christopher Berry

Officer: Luke Austin 294495

Approved on 16/02/15 DELEGATED

1) UNI

The doors, architraves and other associated internal decorative features shall match those surviving to the remainder of the property.

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.

BH2014/04177

Southcliffe Lodge Marine Drive Brighton

Remodelling of existing dwelling to include roof alterations with new slate roof and rooflights, two storey infill extensions to North elevation, single storey extension to South elevation with balustraded roof terrace above and dormer with Juliet balcony, revised fenestration and associated alterations.

Applicant: Mr John Roadnight

Officer: Wayne Nee 292132

Refused on 10/02/15 DELEGATED

1) UNI

The proposed front dormer, by reason of its size and design, would dominate the front roofslope of the building and would harm the appearance of the property and the visual amenity of the street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/04213

30 Chichester Drive East Saltdean Brighton

Non Material Amendment to BH2014/02050 for amendments to flat roof design involving omission of parapet wall and addition of for 762mm overhang to flat roof.

Applicant: Mr Paul Goodwill

Officer: Astrid Fisher 292337

Approved on 17/02/15 DELEGATED

BH2014/04218

1-2 Sussex Square Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2014/02135.

Applicant: EF Language School

Officer: Sonia Gillam 292265

Approved on 09/02/15 DELEGATED

BH2014/04282

27 Roedean Crescent Brighton

Erection of single storey rear extension at second floor level works to rear garden including creation of sunken terrace, erection of shed and screen walls. Replacement of roof covering with proprietary standing seam zinc roof.

Applicant: Mr & Mrs Blomfield

Officer: Adrian Smith 290478

Approved on 13/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 sunken terrace hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been

completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [4] and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

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

3) UNI

No development to form the sunken terrace shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	1005-P-101-P 1	-	19/12/2014
Existing site plan and section	1005-P-102-P 1	-	19/12/2014
Existing floor plans	1005-P-103-P 1 1005-P-104-P 1		19/12/2014 19/12/2014
Existing elevations	1005-P-105-P 1 1005-P-106-P 1		19/12/2014 19/12/2014
Proposed site plan and section	1005-P-107-P 1	-	19/12/2014
Proposed floor plans	1005-P-108-P 1 1005-P-109-P 1		19/12/2014 19/12/2014
Proposed elevations	1005-P-110-P 1 1005-P-111-P 1		19/12/2014 19/12/2014

5) UNI

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

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

BH2014/04321

45 Arundel Drive West Saltdean Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.45m.

Applicant: Mrs Innes Curtis

Officer: Robert Hermitage 290480

Prior Approval is required and is refused on 29/01/15 DELEGATED

BH2014/04357

10 Chichester Drive West Saltdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and rooflights to front elevation and flat roof.

Applicant: Georges Guerges

Officer: Luke Austin 294495

Split Decision on 13/02/15 DELEGATED

1) UNI

REFUSE a lawful development certificate for the proposed rooflights to the flat roof for the following reason:

1. The proposed rooflights to the flat roof of the dwelling would be higher than the highest part of the existing roof. This aspect of the proposal is therefore not permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

WOODINGDEAN

BH2014/03733

8 Maple Close Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Nicki Taylor

Officer: Sonia Gillam 292265

Approved on 03/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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

Local Planning Authority.

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

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 and block plan	2014-8MC-006		05/11/2014
Existing elevations and floor plan	2014-8MC-001		05/11/2014
Proposed elevations and floor plan	2014-8MC-002	A	10/12/2014

BH2014/04091

Land Adjacent 54 & 54A Channel View Road Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 7, 8, 9 and 10 of application BH2014/02851.

Applicant: Mr Lee Turner

Officer: Adrian Smith 290478

Approved on 04/02/15 DELEGATED

BH2015/00087

Woodingdean Business Park Sea View Way Brighton

Application for Approval of Details Reserved by Condition 19 of application BH2012/03050.

Applicant: St Modwen Developments

Officer: Liz Arnold 291709

Approved on 13/02/15 DELEGATED

BRUNSWICK AND ADELAIDE

BH2014/02776

Flat 24 Palmeira Avenue Mansions 21-23 Church Road Hove

Application for Approval of Details Reserved by Conditions 2 and 4 of application BH2014/01376.

Applicant: Mr Michael Harvey

Officer: Christopher Wright 292097

Approved on 09/02/15 DELEGATED

BH2014/04056

Flat 4 50 Brunswick Road Hove

Internal alterations to layout of flat.

Applicant: Mrs Sally Bickerdike

Officer: Mark Thomas 292336

Refused on 04/02/15 DELEGATED

1) UNI

The proposed alterations to the internal layout of the flat would involve an unacceptable loss of historic fabric and original plan form. Furthermore, insufficient detail has been submitted regarding the proposed flooring within the living room to demonstrate that these proposals would not result in significant

harm to the Listed Building's architectural character and its historic fabric. For these reasons it is considered that the proposed development would fail to preserve the special historic and architectural character and significance of this Grade II Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2014/01854

Hove Town Hall Norton Road Hove

Erection of extension at second floor level including installation of new louvred screen, high guard railing and installation of solar panels to roof above. Erection of three storey extension to west elevation to facilitate creation of ground floor café, alterations to access and additional office space to upper levels. Alterations to fenestration including new and replacement external glazing, installation of roller shutter to existing service yard at basement level and associated works. (Amended design)

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 30/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 proposed glazing shall be implemented in accordance with the glazing samples submitted with the application. The frames of the approved windows, with the exception of the approved frameless glazing, shall have an anodised metal finish with bronze glazing to match the appearance and colour of the existing fenestration on the building.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Within 3 months of completion of the development hereby approved, the applicant 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 (staff & visitors)).

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.

4) UNI

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

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

5) UNI

No development shall commence until an Arboricultural Method Statement for the protection of trees to be retained and adjoining the site has been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. Any fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

6) UNI

No development associated with the hereby approved second floor extension (to the north of the building) shall take place until details of the etched glazing to the northern elevation have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, safeguard the amenities of neighbouring occupiers and to comply with policies QD1, QD14, QD27 and HE6 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	001	A	19th June 2014
Block Plan	002	A	19th June 2014
General Arrangement Plan Basement as Existing	003		5th June 2014
General Arrangement Plan Ground Floor as Existing	004		5th June 2014
General Arrangement Plan First Floor as Existing	005		5th June 2014
General Arrangement Plan Second Floor as Existing	006		5th June 2014
Roof Plan General Arrangement as Existing	008		5th June 2014
North Elevation GA as Existing	009	A	19th June 2014
East Elevation GA as Existing	010-1		5th June 2014
East Elevation GA as Existing	010-2		5th June 2014
South Elevation GA as Existing	011		5th June 2014
West Elevation GA as Existing	012-1		5th June 2014
West Elevation GA as Existing	012-2		5th June 2014
General Arrangement Section Gridline H as Existing	015		5th June 2014
General Arrangement Section Gridline 10 as Existing	016		5th June 2014
Basement Plan General	020		5th June 2014

Arrangement as Proposed			
Ground Floor Plan General Arrangement as Proposed	021	B	5th November 2014
First Floor Plan General Arrangement as Proposed	022		5th June 2014
Second Floor Plan General Arrangement as Proposed	023		5th June 2014
Roof Plan General Arrangement as Proposed	025		5th June 2014
North Elevation GA as Proposed	026	A	27th January 2014
North Elevation GA as Proposed	026		5th June 2014
East Elevation GA as Proposed	027-1	A	27th January 2015
East Elevation GA as Proposed	027-2	B	5th November 2014
South Elevation GA as Proposed	028		5th June 2014
West Elevation GA as Proposed	029-1	B	5th November 2014
West Elevation GA as Proposed	029-2		5th November 2014
West Elevation GA as Proposed	029-3		5th November 2014
Ground Floor Plan General Arrangement as Proposed	031		5th June 2014

8) UNI

No development associated with the relocated air handling equipment shall take place until a roof plan showing the position of all relocated air handling equipment to the roof of the hereby approved extension has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2014/03306

Hove Town Hall Norton Road Hove

Erection of electrical substation enclosure in front of east elevation with screening to three sides.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 02/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until an Arboricultural Method Statement for the protection of trees to be retained and adjoining the site has been undertaken in accordance with a scheme which has been submitted to and approved in writing

by the Local Planning Authority. Any 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.

3) 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	001		2nd October 2014
Block Plan	002		2nd October 2014
East Elevation as Existing & as Proposed	003	A	10th November 2014
General Arrangement Side Substation Elevation North and South	004	A	10th November 2014
General Arrangement as Existing and as Proposed	005		2nd October 2014
Substation Location Images	006		2nd October 2014

5) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping. The scheme shall include details of all proposed planting, including numbers and species of plant, and details of size and planting methods. The proposal shall be implemented in strict accordance with the agreed details.

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.

BH2014/03844

109 Church Road Hove

Certificate of Lawfulness for proposed use as offices (B1).

Applicant: Svenska Handelsbanken

Officer: Mark Thomas 292336

Approved on 16/02/15 DELEGATED

BH2014/04101

40 Albany Villas Hove

Installation of railing on top of existing wall, replacement of existing gates to front and rear, widening of existing rear driveway access, installation of wall and gate to side elevation and removal of existing tree to rear garden.

Applicant: Mr & Mrs Houlbrook

Officer: Helen Hobbs 293335

Approved on 12/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted plans, no development shall take place until full details of all new railings including 1:20 scale elevational drawings and sections of the railings and finials have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations and Supplementary Planning Document 9 Architectural Features.

3) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 & HE6 of the Brighton & Hove Local Plan.

4) UNI

The reconfigured flint work, brickwork and pointing to the boundary walls shall match exactly that of the existing walls.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 9 Architectural Features.

5) 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 has been submitted to and approved in writing by the Local Planning Authority regarding protection of trees on the Albany Villas frontage. 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.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	E01		5th December 2014
Lower and ground floor plans	E02		5th December 2014
First and second floor plan	E03		5th December 2014
Third and tower roof plan	E04		5th December 2014
Existing front and rear elevation	E05		5th December 2014
Existing side elevation	E06		5th December 2014
Existing section A-A	E07		5th December 2014
Rear garden	E08		5th December 2014
Proposed site/block plan	P01		5th December 2014
Lower ground floor/garden plan	P02		5th December 2014
Elevations	P03		5th December 2014
Elevation	P04		5th December 2014
Existing and proposed boundary elevations	P05A		22nd December 2014
Existing and proposed boundary elevations	P06B		5th January 2015

7) UNI

The replacement piers and pier caps hereby approved shall match exactly those on the existing boundary.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 9 Architectural Features.

BH2014/04239

Hove Town Hall Norton Road Hove

Installation of double glazed curtain walling and replacement glazing to area of each elevation and to roof around perimeter of the Great Hall. Alterations including erection of new entrance canopy to North elevation and new bicycle rack.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 12/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

Notwithstanding the submitted plans no development associated with the hereby approved cycle stand shall take place until further details of the cycle stand have been submitted to and approved in writing by the Local Planning Authority. The details shall comprise Sheffield stands covered by a metal shelter. The development shall be completed in accordance with the agreed details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, safeguard the amenities of neighbouring occupiers and to comply with policies QD1, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No development associated with the hereby approved rendered panels and curtain walling to the east elevation shall take place until a sample of the proposed rendered panel, as finished, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development associated with the hereby approved canopy shall take place until a sample of the proposed canopy material has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development, safeguard the amenities of neighbouring occupiers and to comply with policies QD1, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan	002		16th December 2014
General Arrangement Plan Basement as Existing	003		16th December 2014
General Arrangement Plan Ground Floor as Existing	004		16th December 2014
General Arrangement Plan First Floor as Existing	005		16th December 2014
General Arrangement Plan Second Floor as Existing	006		16th December 2014
Roof Plan General Arrangement Plan Basement as Existing	007		16th December 2014
East Elevation GA as Existing	009-1		16th December 2014
North Elevation GA as Existing	009-2		16th December 2014

South Elevation GA as Existing	010		16th December 2014
North Elevation GA as Proposed	010-2		16th December 2014
West Elevation GA as Existing	011-1		16th December 2014
West Elevation GA as Existing	011-2		16th December 2014
East Elevation GA as Proposed	012-1		16th December 2014
South Elevation GA as Proposed	013		16th December 2014
West Elevation GA as Proposed	014-1		16th December 2014
West Elevation GA as Proposed	014-2		16th December 2014
General Arrangement Plan Basement as Proposed	016		16th December 2014
General Arrangement Plan Ground Floor as Proposed	017		16th December 2014
General Arrangement Plan First Floor as Proposed	018		16th December 2014
General Arrangement Plan Second Floor as Proposed	019		16th December 2014
Roof Plan General Arrangement as Proposed	020		16th December 2014
Frameless Glazing Sample: Comar System - 28mm double glazing unit, Comer 6 Eft 4 sided silicon glazed			18th August 2014
Glazing Sample with anodised finish: Comar System - Comar 6 Eft fully capped 105 mullion box, 28mm double glazed unit			27th November 2014

6) UNI

The proposed glazing shall be implemented in accordance with the glazing samples submitted with the approval ref: BH2014/01854. The frames of the approved windows and all replacement glazing, shall have an anodised metal finish with bronze glazing to match the appearance and colour of the existing fenestration on the building.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2014/04273

Second Floor Flat 21 Medina Villas Hove

Infill roof extension between two existing pitched roofs, creation of internal courtyard with retractable roof over and insertion of 2no rooflights to rear.

Applicant: Ms Sophia Jones

Officer: Mark Thomas 292336

Approved on 12/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full details of the opening mechanism for the retractable roof hereby permitted, including 1:1 scale sections of the mechanism and retractable roof, have been submitted to and approved in writing by the Local Planning Authority. The opening mechanism shall not protrude beyond the external plane of the retractable roof. 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

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	-	-	18th December 2014
Block Plan	-	-	18th December 2014
Existing plan and elevations	-	-	19th January 2015
Proposed plan and elevations	-	-	19th January 2015
Proposed section	-	-	19th January 2015

5) UNI

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

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

GOLDSMID

BH2014/02837

7 Fonthill Road Hove

Erection of conservatory to rear.

Applicant: Mr Shaw

Officer: Joanne Doyle 292198

Approved on 17/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed in the north or south elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

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	-	-	21 Aug 2014
Block Plan	-	-	12 Jan 2015
Existing Floor Plans & Elevations	099/82491	-	09 Feb 2014
Proposed Floor Plans & Elevations	099/82491	-	09 Feb 2014

BH2014/03193

Land Rear of 37-38 Cromwell Road Hove

Application for Approval of Details Reserved by Conditions 5, 7, 8, 11, 12 and 13 of application BH2013/03692.

Applicant: Mrs Maureen Wheeler

Officer: Helen Hobbs 293335

Split Decision on 18/02/15 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 5, 7, 11, 12 and 13 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 8 are NOT APPROVED for the reason(s) set out in section 6.

2) UNI2

The submitted details in respect of the green roof required by condition 8 of application BH2014/01165 fail to demonstrate that the development would contribute towards on-site ecological enhancements, contrary to policy QD17 of the Brighton & Hove Local Plan.

BH2014/03281

99 Sackville Road Hove

Application for approval of details reserved by condition 9 of application BH2014/02071.

Applicant: Mr L Parker

Officer: Adrian Smith 290478

Approved on 13/02/15 DELEGATED

BH2014/03361

Second Floor Flat 86 Goldstone Villas Hove

Installation of rooflights to front and rear roof slope.

Applicant: Mr & Mrs Charity

Officer: Christopher Wright 292097

Approved on 13/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted plans the hereby approved rooflights shall be 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 Plans, Sections and Elevations	01		07/10/2014
Proposed Plans, Sections and Elevations	02	A	13/02/2015

BH2014/03432

36 Livingstone Road Hove

Erection of single storey rear extension at lower ground floor level and other associated works.

Applicant: Mr Spencer Orman

Officer: Tom Mannings 292322

Approved on 05/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
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Block Plan	-	-	13/10/14
Existing Plans	LR - 01	B	13/10/14
Existing & Proposed Elevations	LR - 02	B	13/10/14
Proposed Floor Plans LGF & GF	LR - 03	C	31/10/14
Proposed Elevations	LR - 06	C	31/10/14
Existing Side Elevations	LR - 11	-	13/10/14
Proposed Side Elevations	LR - 12	B	13/10/14
Site Plans	LR - 13	B	13/10/14

BH2014/03510

Ground Floor Flat 55 Hove Park Villas Hove

Erection of a single storey side extension.

Applicant: Mr Ben Hatch

Officer: Joanne Doyle 292198

Refused on 16/02/15 DELEGATED

1) UNI

The proposed extension, by reason of its size and projection to the northern side boundary, would appear an unduly prominent and incongruous addition to the Old Shoreham Road streetscene and would fail to emphasise or enhance the positive qualities of the local neighbourhood. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations (SPD12).

BH2014/03547

11 Cromwell Road Hove

Removal of external fire escape to rear.

Applicant: 11 Cromwell Road (Hove) Ltd

Officer: Helen Hobbs 293335

Approved on 06/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the approved drawings, all embedded metalwork associated with the stairs and landings shall be removed from the masonry.

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

3) UNI

No works shall take place until a method statement for the works of repair to the rear elevation has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan			17th October 2014
Existing and proposed elevations and floor plans	AC/11Cromwel IRd/01		12th December 2014

BH2014/03589

11 Cambridge Grove Hove

Conversion of existing first floor flat to from 2no two bedroom maisonettes (C3) and associated works.

Applicant: Mr Woodhead

Officer: Helen Hobbs 293335

Refused on 02/02/15 DELEGATED

1) UNI

The existing first floor flat is unsuitable for conversion into smaller units of accommodation as the floor area is less than 115 square metres and, in the absence of information to indicate otherwise, the unit did not have more than 3 bedrooms as originally built. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear bedrooms, due to the siting of windows, and second floor lounge / kitchen, due to the height and size of the rooflights, would have severely restricted outlook and would receive limited light. Furthermore, the arrangement of bedroom windows would result in direct overlooking between the two maisonettes. The proposal would therefore provide a poor standard of residential accommodation which would fail to meet the likely needs of future occupants. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rooflights, due to their excessive size and number, would result in a cluttered appearance to the roofslope of the property and terrace, and would fail to preserve or enhance the prevailing character or appearance of the Willett Estate Conservation Area. The proposal is therefore contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/03692

Flat 4 14 Addison Road Hove

Replacement of windows from timber sash to UPVC at first floor rear.

Applicant: Colin Young

Officer: Christopher Wright 292097

Approved on 02/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received

Location Plan			19 Nov 2014
Quotation Document			19 Nov 2014
Esteem Technical Specification (2 pages)			19 Nov 2014
Photographs (3 pages)			3 Nov 2014
Photographs x 4			19 / 28 Nov 2014

BH2014/03710

Units 1-4 Tecore House Conway Street Hove

Installation of 4no evaporative cooling units and 2no extract fans to roof.

Applicant: Custom Pharmaceuticals

Officer: Andrew Huntley 292321

Approved on 29/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 proposal shall be implemented in full accordance with the acoustic report submitted on the 04.11.2014 to ensure that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			04.11.2014
Location Plan			04.11.2014
Existing Plans & Elevations	Ap/01/CPLCon wayRd		02.12.2014
Proposed Elevations	Ap/01/CPLCon wayRd		02.12.2014
Proposed Plan, Section & Details	Ap/01/CPLCon wayRd		02.12.2014

BH2014/04019

Flat 12 72 The Drive Hove

Replacement of timber framed windows with UPVc double glazed units.

Applicant: Mr James Maclean

Officer: Mark Thomas 292336

Approved on 30/01/15 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) UNI

Notwithstanding the submitted product specification document, the replacement windows numbered 3 and 4 as permitted shall replicate the appearance and method of opening of the existing windows in these locations.

Reasons: To ensure a satisfactory appearance for the development and to comply with policy QD14 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	-	-	5th December 2014
Product specification	-	-	26th November 2014
Annotated photos	-	-	26th November 2014

BH2014/04168

Land Rear of 37 & 38 Cromwell Road Hove

Application for Approval of Details Reserved by Condition 6 and 9 of application BH2013/03692.

Applicant: Mrs Maureen Wheeler

Officer: Helen Hobbs 293335

Split Decision on 05/02/15 DELEGATED

HANGLETON & KNOLL

BH2014/03033

79 Lark Hill Hove

Erection of a single storey rear extension.

Applicant: Mr David Beaken

Officer: Benazir Kachchhi 294495

Approved on 10/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 finishes of the external elevations 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 doors shall be constructed in the western elevation of the 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 Location plans	833/03		10 September 2014
Existing floor plans and elevations	833/01		10 September 2014
Proposed floor plans and elevations	833/02		10 September 2014

BH2014/03426

361-367 Old Shoreham Road Hove

Construction of a single storey front extension incorporating repositioned entrance lobby, demolition of the existing goods online building and replacement with an enlarged single storey side (west) extension, construction of a two storey (ground and mezzanine) rear/side (east) extension and installation of photovoltaic solar panels on the roof of the building. General alterations to the layout of customer car park including 16 extra new spaces and installation of new cycle stands. Demolition of the existing petrol station and construction of a new 18 pump facility with associated retail kiosk, car wash and improved access road layout.

Applicant: Sainsbury's Supermarkets Ltd

Officer: Jason Hawkes 292153

Approved after Section 106 signed on 18/02/15 COMMITTEE

1) UNI

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

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

2) UNI

No development shall commence until full details of all directional and access road signage has been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To improve access to the site and ensure safe access for all users entering and exiting the site and to comply with policy TR7 or the Brighton & Hove Local Plan.

3) 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.

4) UNI

The development hereby permitted shall implemented in accordance with the sustainability measures detailed within the Design and Access statement and Renewable Energy & Energy Efficiency Assessment received on the 31st October 2014, 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.

5) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all boundary treatments;
- c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

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

6) UNI

No development shall commence until a scheme to manage the pollution risks associated with the operations of the proposed petrol filling station have been submitted to and approved, in writing, by the local planning authority. The scheme shall include and address the following components:

- a. Feasibility Assessment is to be submitted that addresses the design and risks related to the storage.
- b. Details of the tanks design and infrastructure.
- c. Details of fuel delivery pipework.
- d. Drainage details for the forecourt and drainage within the tanker off loading area.
- e. Information relating to the proposed third party leak detection system.
- f. A site specific staff training manual that explains to site staff specific environmental risks associated with the petrol filling station, and actions to be taken in the event of an incident.

Reason: To protect the underlying groundwater from potential pollution in accordance with policies SU5 and SU11 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until an Arboricultural Method Statement for the protection of trees to be retained and adjoining the site has been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. Any fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

8) UNI

No development shall commence until a feasibility study for rainwater harvesting has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed

details.

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

9) UNI

No development shall take place until a scheme setting out details of dropped kerbs and tactile paving at all crossing points within the site where a formal footpath is and details of level thresholds from all disabled bays has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and convenient access if provided for all pedestrians to and through the site and to comply with Local Plan policies TR1, TR7 and TR8.

10) UNI

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

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

11) UNI

The development hereby permitted shall not be commenced until details of electric vehicle charging points for the 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 encourage travel by more sustainable means and to comply with policy TR1 and SU2 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until a scheme setting out improvements to the existing bus stop within the site located to the west of the main car parking area has been submitted to and approved in writing by the Local Planning Authority. These works shall include the provision of accessible bus stop kerbs, Real Time Passenger Information signs, enhanced waiting facilities and improved pedestrian access to the floating island bus stop. No part of the building hereby approved shall be occupied until the approved public transport works have been carried out in accordance with the approved scheme.

Reason: To ensure that suitable public transport provision and access to these services is provided for all and to comply with policies TR1 of the Brighton & Hove Local Plan.

13) UNI

The development hereby permitted shall not be commenced until details of secure motor 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 motorcycles are provided and to comply with policy TR1 of the Brighton & Hove Local Plan.

14) UNI

No development shall take place until samples of the following materials to be used in the construction of the external surfaces of the development hereby

permitted have been submitted to and approved in writing by the Local Planning Authority:

- a. samples of brick, render and tiling (including details of the colour of render/paintwork to be used)
- b. samples of all cladding to be used, including details of their treatment to protect against weathering
- c. samples of all hard surfacing materials
- d. samples of the proposed window and door treatments

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.

15) UNI

Within 3 months of completion 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 (staff, visitors & 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.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	PL01		10th October 2014
Existing Site Plan	PL02		10th October 2014
Existing Store Plan	PL03		10th October 2014
Existing Roof Plan	PL04		10th October 2014
Existing Elevations	PL05	A	10th October 2014
Proposed Site Plan	PL06		10th October 2014
Proposed Store Plan	PL07		10th October 2014
Proposed Elevations	PL09	A	3rd November 2014
Existing Elevations Petrol Filling Station	PL10		3rd November 2014
Proposed Elevations Petrol Filling Station	PL11B		15th January 2015
Proposed Roof Plan with PV Panels	PL12		31st October 2014
Site Survey Plan (Car Park)	24439	A	10th October 2014
Site Survey Plan (Building)	24439	A	
Tree Survey Plan	1155-01		10th October 2014
Tree Removal, Retention & Protection Plan	1155-03		10th October 2014
Outline Landscape Proposals	1155-04		10th October 2014
Tree Pit Detail	1155-05		31st October 2014
Detailed Landscape Proposals	1155-06		10th October 2014

BH2014/03608

253 Old Shoreham Road Hove

Application for variation of condition 3 of application BH2014/00913 (Erection of single storey rear extension) to permit the installation of UPVC windows.

Applicant: Mr R Bascomb

Officer: Helen Hobbs 293335

Approved on 29/01/15 DELEGATED

1) UNI

Not used.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	13.1951.125	P2	21.03.2014
Block Plan	13.1951.126	P3	02.04.2014
Existing Survey	3122/01		21.03.2014
Existing floor plans	3122/02		21.03.2014
Existing elevations	3122/03		21.03.2014
Proposed site layout	13.1951.120	P3	21.03.2014
Proposed ground floor layout	13.1951.121	P3	21.03.2014
Proposed first floor layout	13.1951.122	P3	21.03.2014
Proposed elevations	CFA FULL 03		28.01.2015

3) UNI

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

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

4) UNI

Prior to the installation of the hereby approved PVC windows large scale details, including sections, shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the agreed details and be maintained as such thereafter.

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

The development hereby approved shall not be occupied until the cycle parking facilities approved under application BH2014/03321 on 31/12/2014 have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

6) UNI

No alcohol shall be sold or supplied to persons accommodated within the extension hereby permitted unless those persons are taking meals on the premises and are seated at tables.

Reason: To safeguard the amenities of the locality and to comply with policies

SU10, SR12 and QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

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

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

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

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

BH2014/04192

16 Steyning Avenue Hove

Erection of single storey rear extension.

Applicant: Mr I Salama

Officer: Chris Swain 292178

Refused on 09/02/15 DELEGATED

1) UNI

The proposed extension, by reason of its excessive depth and height, represents an inappropriately scaled addition to the property and an uncharacteristically large addition in relation to the surrounding area. The proposal therefore represents an incongruous and harmful addition to the property, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

2) UNI2

The proposed extension, by reason of its excessive depth and height, would significantly dominate and oppress the outlook to the adjacent property at No.18 Steyning Avenue to the overall detriment of their amenity, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/04244

205 Nevill Avenue Hove

Erection of rear extensions to ground and first floor and associated works. (Amended Plans)

Applicant: Mr & Mrs Malcolm Sirisena

Officer: Liz Arnold 291709

Approved on 11/02/15 DELEGATED

1) BH01.01

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	S0	-	17th December 2014
Block Plan	P0	-	17th December 2014
Site Plan	S1	-	17th December 2014
Ground Floor Plan	S2	-	17th December 2014
First Floor Plan	S3	-	17th December 2014
Roof Plan	S4	-	17th December 2014
Front (South) Elevation	S5	-	17th December 2014
Side (East) Elevation	S6	-	17th December 2014
Rear (North) Elevation	S7	-	17th December 2014
Side (West) Elevation	S8	-	17th December 2014
Section A-A	S9	-	17th December 2014
Site Plan as Proposed	P1	Rev. B	21st January 2015
Ground Floor Plan as Proposed	P2	Rev. B	21st January 2015
First Floor Plan as Proposed	P3	Rev. B	21st January 2015
Front (South) Elevation as Proposed	P5	Rev. B	21st January 2015

Side (East) Elevation as Proposed	P6	Rev. B	21st January 2015
Rear (North) Elevation as Proposed	P7	Rev. B	21st January 2015
Side (west) Elevation as Proposed	P8	Rev. B	21st January 2015
Section A-A as Proposed	P9	Rev. B	22nd January 2015
Roof Plan as Proposed	P11	Rev. B	21st January 2015
45° Rule at 1st Floor Level as Proposed	P33	-	22nd January 2015

BH2015/00040

The Bungalow 11 Hangleton Lane Hove

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2014/02669.

Applicant: Mr Jerjes Philips

Officer: Adrian Smith 290478

Approved on 13/02/15 DELEGATED

NORTH PORTSLADE

BH2014/04134

15 Broomfield Drive Portslade

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating installation of 2no front rooflights and rear dormer.

Applicant: Mr Philip Bacon

Officer: Astrid Fisher 292337

Split Decision on 02/02/15 DELEGATED

BH2014/04205

3 Southdown Road Portslade

Erection of single storey rear extension.

Applicant: Mr & Mrs Ashman

Officer: Liz Arnold 291709

Approved on 17/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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 Single Storey Extension to Existing Dwelling	001	Rev. A	9th February 2015

SOUTH PORTSLADE

BH2014/03062

197 Old Shoreham Road Portslade

Application for Approval of Details Reserved by Conditions 3, 5, 8, and 9 of application BH2011/00834

Applicant: Mr M Deller

Officer: Christopher Wright 292097

Approved on 09/02/15 DELEGATED

BH2014/03339

Chandlers Garage Victoria Road Portslade

Display of internally illuminated fascia signs.

Applicant: Barons & Chandlers

Officer: Mark Thomas 292336

Approved on 16/02/15 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.

BH2014/03952

53 St Andrews Road Portslade

Erection of single storey rear extension.

Applicant: Mr David Connell

Officer: Joanne Doyle 292198

Refused on 13/02/15 DELEGATED

1) UNI

The proposed rear extension would extend beyond the rear wall of the outrigger and wrap around the corner of the outrigger relating poorly to the main dwelling and detracting from the original plan of the building. The footprint of the extension would result in the recipient property having an overextended appearance, detracting from the character and appearance of the recipient dwelling, contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

BH2014/04041

71 Trafalgar Road Portslade

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

Applicant: Ms Paola Furno

Officer: Chris Swain 292178

Approved on 29/01/15 DELEGATED

BH2014/04130

30 St Nicholas Road Portslade

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Miranda Curistides

Officer: Tom Mannings 292322

Refused on 30/01/15 DELEGATED

BH2014/04306

1 Sharpthorne Crescent Portslade

Removal of existing conservatory and erection of two storey extension to rear and creation of pitched roof over existing garage.

Applicant: Mr J Thorpe

Officer: Helen Hobbs 293335

Refused on 17/02/15 DELEGATED

1) UNI

The two storey rear extension, by reason of its siting and projection, height design and massing, would have an unduly dominant, discordant and unsympathetic relationship to the form and character of the host building, to the detriment of the character and appearance of the existing property and the surrounding area. As such the proposal is contrary to the requirements and objectives of policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

HOVE PARK

BH2014/03425

75a Dyke Road Avenue Hove

Erection of two storey extension to rear, insertion of dormers to front and rear, erection of detached garage to front with associated alterations to front boundary and alterations to porch including enclosing the existing porch roof with glass walls and door. (Amended Description)

Applicant: Investsave Ltd

Officer: Jason Hawkes 292153

Approved on 06/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

3. 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

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover footway by raising the existing kerb and footway.

Reason: In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton and 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 an Arboricultural Method Statement for the protection of trees to be retained and adjoining the site has been undertaken in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. Any fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Location & Block Plan & Ground Floor & First Floor Plan	0725-PA-001		10th October 2014
Existing Second Floor & Roof Plan	0725-PA-002		10th October 2014
Existing Elevations	0725-PA-003		10th October 2014
Site Plan	0725-PA-010		10th October 2014
Ground and First Floor Plans	0725-PA-011	A	12th January 2014
Second Floor Plan and Roof Plan	0725-PA-012	A	12th January 2014
Proposed Front and Rear Elevations	0725-PA-013	B	12th January 2014
Proposed Side Elevations	0725-PA-014	A	12th January 2014
Proposed Front Street Scene Elevations	0725-PA-015	A	12th January 2014

7) UNI

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

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.

BH2014/04040

Bowling Green Dyke Road Park Dyke Road Hove

Application for Approval of Details Reserved by Conditions 12, 13, 14, 15, 16, 18 and 19 of application BH2013/03930.

Applicant: Brighton Open Air Theatre CIO

Officer: Paul Earp 292454
Approved on 10/02/15 DELEGATED

BH2014/04059

50 Hill Drive Hove

Demolition of existing six bedroom two storey house and erection of 2no four bedroom houses and 1no three bedroom house, with a one-bedroom annexe, associated alterations and landscaping.

Applicant: Mr Tony Book

Officer: Liz Arnold 291709

Refused on 04/02/15 DELEGATED

1) UNI

The proposed development, by reason of the limited plot size, excessive footprints of the proposed dwellings and the scale and positioning closer of House 1 to the front boundary compared to neighbouring properties would result in the development being out of keeping with and failing to reflect the prevailing character of the area, which causes harm to the character and appearance of the Hill Drive and Hill Brow streetscenes and the wider area. As such the development would represent an incongruous and cramped form of development and an overdevelopment of the site. As such the proposal is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The design of House 3 which includes south facing glazing would represent an unneighbourly form of development which would result in actual and perceived overlooking and loss of privacy to southern neighbouring properties located on Hill Drive and the related garden areas. This unneighbourly form of development would be exacerbated by the elevated position of House 3 in respect of the southern neighbouring properties. The proposal would have a harmful impact on neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/04138

85 Dyke Road Avenue Hove

Application for approval of details reserved by condition 4 of application BH2014/00521.

Applicant: Mr & Mrs Silva

Officer: Paul Earp 292454

Approved on 02/02/15 DELEGATED

BH2014/04214

136-140 Old Shoreham Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 36 no residential units.

Applicant: Glenhazel Limited

Officer: Mick Anson 292354

Prior Approval is required and is refused on 09/02/15 DELEGATED

1) UNI

The proposals would result in an unacceptable arrangement of parking to the front of the property that would create a road safety concern contrary to policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

2) UNI2

The proposals would be likely to result in overspill car parking as a result of the development and would be likely to add to existing car parking stress in the local area thus having a harmful impact on highway safety, traffic management and

parking amenity issues for existing residents thus contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Location Plan	2483/L/01		15.12.14
Existing Ground Floor Plan	2483/P/01		15.12.14
Existing First Floor Plan	2483/P/02		15.12.14
Existing Second Floor Plan	2483/P/03		15.12.14
Proposed Ground Floor Plan	2483/P/31		15.12.14
Proposed First Floor Plan	2483/P/32		15.12.14
Proposed Second Floor Plan	2483/P/33		15.12.14

BH2014/04217

124 Nevill Road Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Maxwell

Officer: Astrid Fisher 292337

Approved on 05/02/15 DELEGATED

BH2014/04241

6 The Spinney Hove

Application for Approval of Details Reserved by Condition 5 of application BH2014/03008.

Applicant: Miss Margaret Rignell

Officer: Liz Arnold 291709

Approved on 10/02/15 DELEGATED

BH2014/04342

4 Barrowfield Close Hove

Application for Approval of Details Reserved by Conditions 9, 10, 11, 12 and 13 of application BH2014/03227

Applicant: Mr & Mrs J T Platt

Officer: Liz Arnold 291709

Approved on 13/02/15 DELEGATED

BH2015/00034

14 Sandringham Close Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.5m.

Applicant: Mr John Cramer

Officer: Luke Austin 294495

Prior approval not required on 09/02/15 DELEGATED

BH2015/00110

8 Sandringham Close Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.805m, and for which the height of the eaves would be 2.865m.

Applicant: Mr & Mrs Russell

Officer: Guy Everest 293334

Prior approval not required on 12/02/15 DELEGATED

BH2015/00329

Goldstone Retail Park Newtown Road Hove

Application for Approval of Details Reserved by condition 11 of application BH2014/03713.

Applicant: Scottish Widows Investment Partnership Unit Trust

Officer: Liz Arnold 291709

Approved on 13/02/15 DELEGATED

WESTBOURNE

BH2014/02544

38 Hove Street Hove

Application for Approval of Details Reserved by Conditions 10, 11, 12, 13, 14, 15, 16 and 17 of application BH2014/00823.

Applicant: Living Properties & Design Ltd

Officer: Christopher Wright 292097

Approved on 09/02/15 DELEGATED

BH2014/02661

17 Princes Square Hove

Demolition of existing single storey rear extension and erection of new single storey rear extension. Alterations to existing rear outbuilding to facilitate creation of garden room (retrospective).

Applicant: Ms Linzi Light

Officer: Christopher Wright 292097

Approved on 16/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

Within 3 calendar months of the date of this decision the opening on the south facing flank wall of the rear extension hereby permitted shall be blocked up and finished to match the external appearance of the rest of the wall.

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 shall be carried out in accordance with the window and door types approved on drawing no. 02D1, received on 12 January 2015, including conservation rooflights, Crittall W20/W40 style windows and timber garage doors to the outbuilding; and painted timber doors to the rear extension and a solid timber gate to the boundary wall forming the front elevation of the side extension.

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
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Existing Plans, Elevations, Location & Block Plans	01	-	7 Aug 2014
Proposed Plans and Elevations	02	D1	12 Jan 2015
Lead Roof Details	03	F	30 Jan 2015

5) UNI

The external walls of the rear extension hereby permitted shall be finished in smooth, white painted render and the west facing wall of the extension beyond the north facing side elevation of the house hereby permitted shall be finished in Flemish Garden Wall bond brickwork with square recessed mortar joint profiles.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2014/03144

153 Kingsway Hove

Application for variation of condition 2 of application BH2013/02137 (Extension of top floor and conversion of existing conference suite to create 10no additional guest bedrooms) to allow alterations to the plant space on the north elevation.

Applicant: Best Western Hotel

Officer: Christopher Wright 292097

Approved on 02/02/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced before the expiration of 29 August 2016.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			24 June 2013
Block plan			24 June 2013
Existing floor plan			24 June 2013
Proposed Plan			5 Jan 2015
Proposed Roof Plan			24 Oct 2014
Existing north elevation			24 June 2013
Existing east elevation			24 June 2013
Existing south elevation			24 June 2013
Existing west elevation			24 June 2013
Proposed north elevation			5 Jan 2015
Proposed east elevation			24 June 2013
Proposed south elevation			24 June 2013
Proposed west elevation			24 June 2013

3) UNI

The development shall be carried out using the materials for which samples were approved under application BH2014/03858, to which the decision dated 28 January 2015, refers.

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

with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

4) 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.

5) UNI

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

(i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:

(ii) A commitment to reduce carbon emissions associated with business and commuter travel:

(iii) Increase awareness of and improve road safety and personal security:

(iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:

(v) *Identify targets focussed on reductions in the level of business and commuter car use:*

(vi) *Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:*

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

(viii) *Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.*

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

BH2014/04128

Flat 1 43 Walsingham Road Hove

Enlargement of existing single storey rear extension.

Applicant: Mrs Boyd

Officer: Adrian Smith 290478

Approved on 02/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans, Sections and Elevations	1218 01	A	20/01/2015
Proposed Plans, Sections and Elevations	1218 02	A	20/01/2015

BH2014/04231

90 Sackville Road Hove

Display of externally illuminated fascia signs and non illuminated wall sign.

Applicant: Bungard & Sons Limited

Officer: Sonia Gillam 292265

Approved on 16/02/15 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.

WISH

BH2014/04075

29 Welbeck Avenue Hove

Erection of single storey rear extension.

Applicant: Mr Russell Donald

Officer: Robert Hermitage 290480

Approved on 29/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and Block Plans	CH643/001	-	3rd December 2014
Existing Plans	CH643/002	-	3rd December 2014
Existing Elevations	CH643/003	-	3rd December 2014
Existing Sections	CH643/004	-	3rd December 2014
Proposed Plans	CH643/005	-	3rd December 2014
Proposed Elevations	CH643/006	-	3rd December 2014

Proposed Sections	CH643/007	-	3rd 2014	December
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BH2014/04079

15 Coleman Avenue Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, installation of 3no rooflights to front and creation of rear dormer.

Applicant: Mr Torres

Officer: Christopher Wright 292097

Approved on 30/01/15 DELEGATED

BH2014/04182

13 Glebe Villas Hove

Erection of single storey rear extension.

Applicant: Mr Peter Orpen

Officer: Robert Hermitage 290480

Approved on 09/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
Location Plan	814.01	-	11th December 2014
Block Plan	814.02	-	11th December 2014
Existing Plans	814.03	-	11th December 2014
Proposed Plans	814.04	-	11th December 2014
Existing Elevations	814.05	-	11th December 2014
Proposed Elevations	814.06	-	11th December 2014

BH2014/04208

372-374 Portland Road Hove

Prior approval for change of use of ground floor from retail (A1) to residential (C3)

to form 1no one bedroom flat and 1no two bedroom flat.

Applicant: Evenden Estates

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 11/02/15 DELEGATED

BH2014/04313

13 Berriedale Avenue Hove

Loft conversion to create 1no studio flat (C3) including roof dormers to side elevations and rooflights.

Applicant: Mr Ashley Bennett

Officer: Liz Arnold 291709

Refused on 04/02/15 DELEGATED

1) UNI

The proposed dormer windows, by virtue of their excessive size and poor design, which includes large areas of cladding to the side and below the proposed windows, are considered to be overly bulky, oversized and poorly related to the existing building, resulting in visually intrusive and bulky additions to the side roofslopes of the existing property. Furthermore the proposed side dormer windows and rooflights in conjunction with the main hipped roof and gable end hipped roof forms of the existing property results in a complicated, visually cluttered and bulky roof configuration to the property. The resulting building would be of detriment to the character and appearance of the existing property, the Berriedale Avenue streetscene and the wider area. As such the proposal is contrary to policy QD14 of the Brighton and Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2015/00017

31 Alpine Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer.

Applicant: Intersave Limited

Officer: Astrid Fisher 292337

Approved on 18/02/15 DELEGATED

BH2015/00059

13 Park Avenue Hove

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

Applicant: Mr Stephen Amos

Officer: Luke Austin 294495

Approved on 12/02/15 DELEGATED

Withdrawn Applications