

PLANS LIST 29 October 2014

**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED
BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE
DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER
DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION**

PATCHAM

BH2014/01858

Former Methodist Church Lyminster Avenue Brighton

Erection of 3no three bed terraced houses.

Applicant: First Call Property Limited

Officer: Adrian Smith 290478

Approved on 22/09/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site plan and block plan	4417-001	A	05/06/2014
Proposed site plan and block plan	4417-002	B	05/06/2014
Proposed site plan	4417-003	C	05/06/2014
Proposed floor and roof plans	4417-004	B	05/06/2014
	4417-005	B	05/06/2014
	4417-006	D	25/06/2014
Proposed street scene	4417-007	D	25/06/2014
Proposed elevations	4417-008	D	25/06/2014
	4417-009	B	25/06/2014
	4417-010	C	05/06/2014
	4417-011	C	25/06/2014
Proposed sections	4417-012	A	05/06/2014

3) UNI

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

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the

Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

6) UNI

The new crossovers and accesses shall be constructed prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

Brighton & Hove Local Plan.

10) UNI

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

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.

BH2014/02329

70 Mackie Avenue Brighton

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

Applicant: Mr Kevin Doherty

Officer: Robert Hermitage 290480

Approved on 19/09/14 DELEGATED

BH2014/02543

25 Lyminster Avenue Brighton

Demolition of existing rear raised terrace and replacement with extended rear raised terrace.

Applicant: Mr & Mrs Bennett

Officer: Ross O'Ceallaigh 292359

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and Site Location Plans	M 45/01	B	29/07/2014
Existing Lower Ground Floor Plan	M 45/02	B	29/07/2014
Proposed Lower Ground Floor Plan	M 45/30	D	29/07/2014

Existing Ground Floor Plan	M 45/03	B	29/07/2014
Proposed Ground Floor Plan	M 45/31	D	29/07/2014
Existing West Elevations	M 45/05	B	29/07/2014
Proposed West Elevation	M 45/33	D	29/07/2014
Existing East and North Elevations	M 45/04	B	29/07/2014
Proposed East and North Elevations	M 45/32	D	29/07/2014

BH2014/02619

5 Rotherfield Crescent Brighton

Erection of single storey side extension and alterations to fenestration.

Applicant: Mrs Y Bello Carrion

Officer: Robert Hermitage 290480

Refused on 25/09/14 DELEGATED

1) UNI

The proposed side extension, by virtue of its design, size and roof form would result in a visually awkward addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/02642

22 Kenmure Avenue Brighton

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr Mark Gilbert

Officer: Tom Mannings 292322

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Single Storey Rear Extension with Flat Roof	KA22/0814		05/08/14

BH2014/02757

25 Woodbourne Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, creation of rear dormer, installation of 4no rooflights to front and 1no window to side.

Applicant: Mr George Williams

Officer: Robert Hermitage 290480

Approved on 19/09/14 DELEGATED

BH2014/02759

55 Wilmington Way Brighton

Demolition of existing garage and excavation works to base of garage and driveway to facilitate erection of a single storey side extension with associated alterations to rear of property.

Applicant: Mr Kevin Legan

Officer: Joanne Doyle 292198

Refused on 08/10/14 DELEGATED

1) UNI

The proposed side extension would extend beyond the rear wall of the existing property and wrap around the corner to adjoin the existing rear extension 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.

BH2014/02857

104 Mackie Avenue Brighton

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

Applicant: Ms Wendy Homes

Officer: Robert Hermitage 290480

Approved on 30/09/14 DELEGATED

BH2014/02958

2A Woodbourne Avenue Brighton

Installation of dormer to front elevation to replace existing rooflight.

Applicant: Mr & Mrs Bill & Eileen Palmer

Officer: Robert Hermitage 290480

Refused on 08/10/14 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, siting, and detailing, is considered an inappropriate development, would also result in detrimental impact to the host property and the wider street scene, and as such would be contrary to Policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 (Design Guide for Extensions and Alterations).

PRESTON PARK

BH2014/00814

17 Preston Road Brighton

Removal of existing timber balustrade and poly-carbonate roof above and installation of new steel balustrade.

Applicant: Kamber Koluman

Officer: Wayne Nee 292132

Approved on 25/09/14 DELEGATED

1) UNI

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

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

2) UNI

The steel railings hereby approved shall be painted black within one month of their installation and shall be retained as such thereafter.

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

3) UNI

The flat roof area within the steel balustrade hereby permitted shall be for access between the flat and the rear office only. Access to the rest of the flat roof area shall be for maintenance or emergency purposes only. The whole of the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			13 March 2014
Existing and proposed	1834/3		13 March 2014

BH2014/01475

10 Upper Hamilton Road Brighton

External alterations including revisions to fenestration and associated excavation following prior approval application BH2013/04338 for change of use from offices (B1) to residential (C3) to form 2no residential units at ground floor and basement levels. Alterations to existing dwelling (C3) at first floor level including to fenestration and creation of rear terrace. Single storey extension and loft conversion incorporating rear dormers and terraces and front rooflights to form 1no one bedroom dwelling (C3) at second floor level.

Applicant: Mrs Sarah Way

Officer: Sonia Gillam 292265

Approved on 08/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

All new windows to the front elevation shall be painted softwood, double hung

vertical sliding sashes with concealed trickle vents and shall be retained as such.
Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The hereby approved balustrade to the second floor (rear) terrace shall comprise obscure glazing or other such material as shall be agreed in writing by the Local Planning Authority. The balustrade shall be retained as such thereafter.

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

5) 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.

6) UNI

No residential development shall commence at second floor level until a BRE issued Interim / Design Stage Certificate demonstrating that the second floor level unit has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

Reason: To ensure the adequate protection of the trees in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority no development shall take place until details of 1.6 metre high obscured or solid screening to the east and western (side) elevations of the ground floor terrace, as indicated on drawing no. 0064-PA-011, has been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the agreed details prior to the terrace first being used. The screening shall be retained as such thereafter.

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

9) UNI

The hereby approved residential unit at second floor level shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction

Certificate confirming that the second floor unit has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

10) UNI

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

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

11) UNI

The development hereby permitted shall be carried out in accordance with 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	0064-PA-000		06/05/2014
Existing ground floor plan	0064-PA-002		06/05/2014
Existing first floor plan	0064-PA-003		06/05/2014
Existing elevations	0064-PA-005		06/05/2014
Existing ground floor plan (N.B. plan shows basement level)	0064-PA-010		06/05/2014
Proposed basement floor plan	0064-PA-010		27/05/2014
Proposed ground floor plan	0064-PA-011		27/05/2014
Proposed first floor plan	0064-PA-012		06/05/2014
Proposed second floor plan	0064-PA-013	B	30/09/2014
Proposed elevations and section	0064-PA-015	B	30/09/2014

12) UNI

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such thereafter.

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

BH2014/01925

9 York Villas Brighton

Erection of two storey side extension and installation of front rooflight.

Applicant: Mr David Hooper

Officer: Chris Swain 292178

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	A.001		23 June 2014
Plans and elevations as existing	A.002		11 June 2014
Plans and elevations as proposed	A.003		11 June 2014

5) UNI

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

BH2014/02181

118 Balfour Road Brighton

Erection of a single storey rear infill extension.

Applicant: Gillian and Martin Brown

Officer: Tom Mannings 292322

Approved on 23/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Plan	06-2014-118B R	L-100	01/07/14
Block Plan	06-2014-118B R	L-101	01/07/14
Existing Drawings	06-2014-118B R	L-102	01/07/14
Proposed Drawings	06-2014-118B R	L-103b	16/09/14

BH2014/02328

62 Rugby Road Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Raj & Sally Sowky

Officer: Lorenzo Pandolfi 292337

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	14.01.04/1		14/07/2014
Site Block Plan	14.01.04/6		14/07/2014
Change to Foot Print	14.01.04/7		14/07/2014
Existing and Proposed - Plans and Elevations	14.01.04/5		14/07/2014

BH2014/02516

5 Chester Terrace Brighton

Erection of single storey rear extensions and insertion of new window at first floor level to rear.

Applicant: Mr Andy Wright

Officer: Tom Mannings 292322

Approved on 19/09/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Block & Site Location Plans	3427.PL.001		30/07/14
Proposed Ground Floor Plan	3427.PL.150	A	25/07/14
1st Floor showing Proposed Roof	3427.PL.151		25/07/14
Proposed Sections	3427.PL.250	A	30/07/14
Proposed Elevations	3427.PL.350	A	25/07/14
Existing Plans, Sections and Elev's	3427.EXG.01		25/07/14
Existing Block & Site Location Plans	3427.EXG.02		25/07/14

BH2014/02673

Prestamex House 171-173 Preston Road Brighton

Certificate of lawfulness for proposed change of use from offices (B1) to residential (C3) to create 34no one bedroom flats, 28no two bedroom flats and 4no three bedroom flats.

Applicant: Daejan (Brighton) Limited

Officer: Christopher Wright 292097

Approved on 02/10/14 DELEGATED

BH2014/02733

171 Preston Drove Brighton

Erection of single storey rear extension against side of rear outrigger.

Applicant: Mr Chris Bitterli

Officer: Benazir Kachchhi 294495

Approved on 07/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location plan and block plan	CH620	001	12 August 2014
Existing plans and elevations	CH620	002	12 August 2014
Existing elevations and sections	CH620	003	12 August 2014
Proposed plans and elevations	CH620	004	12 August 2014
Proposed elevations and sections	CH620	005	12 August 2014

BH2014/02787

76 Coventry Street Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.26m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant: Mr David Mitchell

Officer: Robert Hermitage 290480

Prior approval not required on 18/09/14 DELEGATED

BH2014/02845

Top Floor Flat 138 Springfield Road Brighton

Installation of rooflights to rear elevation.

Applicant: Mr James Cappucini

Officer: Robert Hermitage 290480

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan, Existing and Proposed Plans	CA/01	A	22nd August 2014

BH2014/02889

Flat 2 6 York Grove Brighton

Replacement of timber sash windows with UPVC casement windows to front and rear elevations.

Applicant: Mr S Jenkins

Officer: Robert Hermitage 290480

Refused on 07/10/14 DELEGATED

1) UNI

The proposed change of windows would have an incongruous visual appearance to the building, and disrupt the material, design and opening method with the remainder of the windows to the front elevation of the hoist building and thus would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/02904

153 Havelock Road Brighton

Certificate of lawfulness for proposed velux window to replace two existing velux windows to rear elevation.

Applicant: Mr David Parfitt

Officer: Allison Palmer 290493

Approved on 02/10/14 DELEGATED

REGENCY

BH2013/03819

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Application for approval of details reserved by conditions 30 and 39 of application BH2010/03379.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Split Decision on 01/10/14 DELEGATED

1) UNI

APPROVE the details pursuant to condition 39 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 30 are NOT APPROVED

2) UNI2

1. Insufficient evidence has been submitted on the methodology, approach and rationale for the remedial contamination works undertaken. It is not therefore possible to agree the submitted details in respect of condition 30.

BH2014/00744

Cavendish House 138 Kings Road Brighton

Installation of lead coping to the roofs of Cavendish House and Kings Hotel and associated alterations to chimney stack.

Applicant: Cavendish House Investment Co Ltd

Officer: Chris Swain 292178

Approved on 06/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

All new and disturbed surfaces shall be made good at the time of 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.

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			5 August 2014
Block plan			6 March 2014
Existing & Proposed plan	Mb/01/Cavendish house	C	1 September 2014
Proposed front elevation	Mb/02/Cavendish house	B	11 June 2014
Section A-A	Mb/03/Cavendish house	A	14 March 2014
Existing and proposed side elevations	Mb/04/Cavendish house	B	1 September 2014
Proposed section B-B	Mb/05/Cavendish house		1 September 2014

BH2014/00967

56 Old Steine Brighton

Change of use from offices (B1) at basement, first, second, third and fourth floor to 5no. two and three bedroom flats and maisonettes (C3) with external alterations including installation of external fire escape to replace existing and alterations to fenestration.

Applicant: Eurofile Pension Fund

Officer: Liz Arnold 291709

Approved on 25/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until 1:20 scale elevational drawings and sections and 1:1 scale joinery section of the proposed external basement access door have been submitted to and approved in writing by the Local Planning Authority.

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.

4) UNI

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

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

5) UNI

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

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

6) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 24th March 2014 shall be implemented in strict accordance with the approved details.

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	001	-	7th April 2014
Basement Plans Existing and Proposed	002	Rev. A	27th June 2014
Ground Floor Plans Existing and Proposed	003	Rev. A	27th June 2014
First Floor Plans Existing and Proposed	004	Rev. A	27th June 2014
Second Floor Plans Existing and Proposed	005	Rev. A	27th June 2014
Third Floor Plans Existing and Proposed	006	Rev. A	27th June 2014

Fourth Floor Plans Existing and Proposed	007	Rev. A	27th June 2014
	Sections		
Existing and Proposed	008	Rev. A	27th June 2014
South, West and East Elevations as Existing	009	-	24th March 2014
North, East and West Elevations as Existing	010	-	7th April 2014
South, West and East Elevations as Proposed	011	-	24th March 2014
North, East and West Elevations as Proposed	012	-	7th April 2014
Accommodation Schedule	013	-	24th March 2014
Floor Plans Indicating Services	014	Rev. A	27th June 2014
Window and Door Details	015	-	8th April 2014

10) UNI

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

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

BH2014/00968

56 Old Steine Brighton

Internal alterations to facilitate change of use from offices (B1) at basement, first, second, third and fourth floors to 5no. two and three flats and maisonettes (C3) with external alterations including installation of an external fire escape to replace existing and alterations to fenestration.

Applicant: Eurofile Pension Fund

Officer: Liz Arnold 291709

Approved on 25/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until 1:20 scale elevational drawings and sections and 1:1 scale joinery section of the proposed external basement access door have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained 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

No works shall take place until full details of the junction of the proposed new

mezzanine floor glazing with the first floor windows, including 1:1 scale section details, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

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

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

5) UNI

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

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

BH2014/01173

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Creation of roof terrace to first floor incorporating balustrading and alterations to fenestration.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Refused on 19/09/14 DELEGATED

1) UNI

The balustrade, and associated glass screen, by reason of its design, scale and material, is a visually poor addition which would create a poor contrast with the decorative and detailed features to the original red brick building. The resulting appearance is clumsy and crude and detracts from the architectural integrity of the building. The proposal fails to preserve, enhance or better reveal the aesthetic significance of the building or its setting within the Montpelier & Clifton Hill Conservation Area. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

BH2014/01610

17-19 Duke Street Brighton

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

Applicant: Mr D Dayan

Officer: Andrew Huntley 292321

Refused on 29/09/14 DELEGATED

1) UNI

The proposed change of use from retail (A1) to a restaurant (A3) would result in a significant break in the shopping frontage of more than 10 metres and would result in the number of non-retail units exceeding 25% on Duke Street. The proposal would have an adverse effect on the vitality and vibrancy of the Regional Shopping Centre and would undermine its retail function, contrary to policy SR4 of the Brighton & Hove Local Plan.

BH2014/01887**31 Kings Road Brighton**

Installation of air conditioning unit to west elevation.

Applicant: Avante Ltd

Officer: Joanne Doyle 292198

Approved on 26/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	YO117-AO1		09 Jun 2014
Block Plan	YO117- A02		09 Jun 2014
Existing Elevation & Roof Plan	Y0117- A03		09 Jun 2014
Proposed Elevation & Roof Plan	Y0117- D01		09 Jun 2014

BH2014/01946**12 Montpelier Crescent Brighton**

Erection of extension at lower ground floor level, creation of glass bridge at ground floor level, removal of fire escape at rear. Creation of glass platform at first floor level, internal alterations to layout, alterations to fenestration and other associated works.

Applicant: Michael & Mary D'Arcy

Officer: Joanne Doyle 292198

Approved on 26/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of all new sash windows and their reveals and cills including 1:20 scale elevation drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as

such thereafter.

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

3) UNI

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.

4) UNI

The hereby approved windows and doors shall be set in plain reveals with no 'drip mouldings'.

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

5) UNI

No works shall take place until a method statement for the works required to construct the rear basement extension 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: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding previously submitted drawings, no works shall take place until the detailed design, including materials and finishes, of the following items has been submitted to and approved in writing by the Local Planning Authority:

- (i) All new external doors (including head, cills, reveals and door furniture);
- (ii) Extract flues/vents;
- (iii) Basement stair (including treads, risers and balustrade);
- (iv) All new internal doors (including door furniture); and
- (v) Ceiling light to ground floor.

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

7) UNI

The external render finish of the rear basement extension hereby permitted shall match in material, colour, and texture that of the existing building.

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

BH2014/01947

12 Montpelier Crescent Brighton

Erection of extension at lower ground floor level, creation of glass bridge at ground floor level, removal of fire escape at rear, alterations to fenestration and other associated alterations.

Applicant: Michael & Mary D'Arcy

Officer: Joanne Doyle 292198

Approved on 26/09/14 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) UNI

No works shall take place until full details of all new sash windows and their reveals and cills including 1:20 scale elevation drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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	1137 PL001		13 Jun 2014
Existing Block Plan	1137 PL002		13 Jun 2014
Proposed Block Plan	1137 PL003		13 Jun 2014
Existing Lower Ground Floor Plan	1137 PL004		13 Jun 2014
Existing Ground Floor Plan	1137 PL005		13 Jun 2014
Existing First Floor Plan	1137 PL006		13 Jun 2014
Existing Second Floor Plan	1137 PL007		13 Jun 2014
Existing Front & Rear Elevations	1137 PL008		13 Jun 2014
Survey Drawings Longitudinal Section	1137 PL009		13 Jun 2014
Proposed Lower Ground Floor Plan	1137 PL010	A	21 Aug 2014
Proposed Ground Floor Plan	1137 PL011	B	21 Aug 2014
Proposed First Floor Plan	1137 PL012	B	21 Aug 2014
Proposed Second Floor Plan	1137 PL013		21 Aug 2014
Proposed Front & Rear Elevations	1137 PL014	B	18 Aug 2014
Proposed Drawings Longitudinal Section	1137 PL015		13 Jun 2014
Proposed Drawings Lightwell Elevations	1137 PL016		13 Jun 2014
Proposed Drawings External Lightwell Elevations	1137 PL017	B	18 Aug 2014
Proposed Drawings Ext'l Undercroft Infill Elevation	1137 PL018	A	18 Aug 2014
Proposed Drawings Typical Window Elevation	1137 PL019	B	18 Aug 2014
Proposed Drawings Typical Window Details	1120 PL020	B	21 Aug 2014
Glass Bridge Details	1120 PL030		21 Aug 2014

4) UNI

The hereby approved windows and doors shall be set in plain reveals with no 'drip mouldings'.

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

5) UNI

No works shall take place until a method statement for the works required to construct the rear basement extension 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: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

Notwithstanding previously submitted drawings, no works shall take place until the detailed design, including materials and finishes, of the following items has been submitted to and approved in writing by the Local Planning Authority:

- (i) All new external doors (including head, cills, reveals and door furniture); and
- (ii) Extract flues/vents.

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

8) UNI

The external render finish of the rear basement extension hereby permitted shall match in material, colour, and texture that of the existing building.

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

BH2014/02304

50-52 Norfolk Square Brighton

Change of use from offices (B1) to language school (D1).

Applicant: Olivet English Language School

Officer: Christopher Wright 292097

Approved on 23/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The first floor shall be used as a language school only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1897 (or in any provision equivalent to that Class in any statutory instrument revoking and reacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Ground and First Floor plans	50NS		9 Jul 2014

BH2014/02315

Lees House 21-23 Dyke Road Brighton

Erection of rear infill extension at lower ground floor level.

Applicant: Lees House Ltd

Officer: Sue Dubberley 293817

Approved on 23/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing location, site and floor plans	(08) 01	A	11/07/14
Proposed floor plans	(08) 02	A	11/07/14
Existing and proposed elevations and sections	(08) 03	A	11/07/14

BH2014/02394

60 Middle Street Brighton

Internal alterations to layout of dwelling.

Applicant: Karis Developments

Officer: Joanne Doyle 292198

Refused on 23/09/14 DELEGATED

1) UNI

The subdivision and insertion of a bathroom into the southern front room at first floor level would have a significant adverse impact on the historic proportions, plan form and character of the Listed Building. There are no substantial public benefits which would outweigh this identified harm and the proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 11, Listed Building Interiors.

BH2014/02492

59 West Street Brighton

Display of externally illuminated fascia sign and internally illuminated fascia signs, projecting sign and menu boxes (retrospective).

Applicant: Stonegate Pubs

Officer: Christine Dadswell 292205

Approved on 22/09/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/02517

7B Bedford Towers Kings Road Brighton

Removal of existing glazed screening and replacement with new glazed screening to fully enclose balcony.

Applicant: Michael Thacker

Officer: Benazir Kachchhi 294495

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location plan			28 July 2014
Existing elevations and floor plan	RS-BT7B-1		28 July 2014
Proposed elevations and floor plan	RS-BT7B-2		28 July 2014
System 70 Gold Production Drawings			28 July 2014

BH2014/02520

First & Second Floor Maisonette 9 Montpelier Crescent Brighton

Replacement of existing second floor rear window.

Applicant: Mr J Dolding & Ms K Church

Officer: Robert Hermitage 290480

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The windows hereby approved shall be single glazed painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Elevations	258MP9/02	-	28th July 2014
Existing Window and Door Section	258MP9/05	-	28th July 2014
Proposed Elevations	258MP9/07	-	5th September 2014

BH2014/02521

First & Second Floor Maisonette 9 Montpelier Crescent Brighton

Internal alterations and refurbishment of first and rear second floor maisonette incorporating replacement of existing second floor window.

Applicant: Mr J Dolding & Ms K Church

Officer: Robert Hermitage 290480

Approved on 22/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

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 a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The windows hereby approved shall be single glazed painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.

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

4) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron/aluminium and shall be painted to match the colour of the existing and retained as such thereafter.

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

BH2014/02547

Steine House 55 Old Steine Brighton

Replacement of existing flat roof coverings with insulation and mastic asphalt finish with stone chippings and insertion of 2nd roof access hatches.

Applicant: Brighton YMCA

Officer: Liz Arnold 291709

Approved on 22/09/14 DELEGATED

1) BH01.05

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

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

BH2014/02553

15 Windlesham Road Brighton

Lowering of floor level and extensions to rear and side at basement level. (Part retrospective).

Applicant: Mr Leo Horsfield

Officer: Benazir Kachchhi 294495

Approved on 23/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The 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

The hereby approved development shall not be brought into use until obscured or solid screening to the southern boundary of the ground floor veranda has been erected in accordance with drawing nos. LH14-500-203 A. The screen shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location plan and block plan	LH14-500-100		29 July 2014
Existing floor plans	LH14-500-101		18 September 2014
Existing roof plan and loft plan	LH14-500-102	A	29 July 2014
Existing elevations	LH14-500-103	B	18 September 2014
Existing elevation and section	LH14-500-104	B	18 September 2014
Proposed floor plans	LH14-500-201 B	C	18 September 2014
Proposed loft plan and roof plan	LH14-500-202	B	18 September 2014
Proposed elevations	LH14-500-203	A	18 September 2014
Proposed elevation and section	LH14-500-201 1	A	18 September 2014

5) UNI

Access to the flat roof over the extension hereby approved, other than the existing veranda identified on drawing no. LH14-500-201B C, 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.

BH2014/02580

86 Western Road Brighton

Display of 1no internally illuminated and 2no non-illuminated fascia signs, 1no

internally illuminated projecting sign, internal free-standing sign and 6no LED uplights.

Applicant: Creams London Ltd

Officer: Helen Hobbs 293335

Split Decision on 30/09/14 DELEGATED

1) UNI

GRANT advertisement consent for the fascia signs, internal free standing signs and LED uplights shown on drawing nos. Y118D03, Y118D04 and Y118D05

2) UNI

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

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

3) UNI

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

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

4) UNI

The illumination of the advertisement shall be non-intermittent.

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

5) UNI

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.

6) UNI

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

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

7) UNI

No advertisement shall be sited or displayed so as to -

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

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

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

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

8) UNI

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

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

1) UNI

REFUSE advertisement consent for the projecting sign(s) shown on drawing no. YO118D04

2) UNI2

The projecting sign, due to its detail and siting, forms an alien addition that significantly harms the architectural and historic character and appearance of the exterior of the building. The proposal is thereby contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

BH2014/02582

86 Western Road Brighton

Installation of external and internal signage.

Applicant: Creams London Ltd

Officer: Helen Hobbs 293335

Refused on 29/09/14 DELEGATED

1) UNI

The projecting sign, due to its detail and siting, forms an alien addition that significantly harms the architectural and historic character and appearance of the exterior of the building. The proposal is thereby contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

BH2014/02617

West Pier Kings Road Brighton

Display of non - illuminated hoarding.

Applicant: I-360 Ltd

Officer: Kathryn Boggiano 292138

Approved on 02/10/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

(Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

BH2014/02666

Steine House 55 Old Steine Brighton

Replacement of existing flat roof coverings with insulation and mastic asphalt finish with stone chippings and insertion of 2nd roof access hatches.

Applicant: Brighton YMCA

Officer: Liz Arnold 291709

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	040PC.PL3.00 1	-	5th August 2014
Block Plan	040PC.PL3.00 2	-	5th August 2014
Existing Roof Plan	040PC.PL3.00 3	-	5th August 2014
Roof Plan as Proposed	040PC.PL3.00 4	-	5th August 2014
Typical Roof Details	040PC.PL3.00 5	-	5th August 2014
Typical Roof Details	040PC.PL3.00 6	Rev A	5th August 2014

ST. PETER'S & NORTH LAINE

BH2013/03782

Land to Rear of 67-81 Princes Road Brighton

Construction of 6no two and three storey, 2no bedroom terraced houses with pitched roofs & solar panels. Provision of private and communal gardens, waste & refuse facilities & cycle store. Erection of a street level lift gate house.

Applicant: Carelet Ltd

Officer: Adrian Smith 290478

Approved after Section 106 signed on 19/09/14 COMMITTEE

1) UNI

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

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

2) UNI

The development hereby permitted shall not be occupied until the noise mitigation measures set out in the 'Planning Noise Assessment' received on 19 February 2014, specifically the installation of an appropriate whole house ventilation system to each dwelling, and the installation of 'Velfac 200' Sound Reduction Windows to all window openings and in regard to those facing the railway line, the installation of windows which will achieve an acoustic performance of at least 33 Rw. These measures shall be fully operation prior to first occupation of the dwellings hereby approved and shall be retained as such thereafter.

Reason: To safeguard the amenity of the occupiers of the development and to comply with policies QD27, SU9 and SU10 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 extension, enlargement or other alteration of the dwellinghouses 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, QD27 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until measures to protect all trees which are to be retained within the site have been erected in accordance with BS 5837 (2012). The protection measures shall be retained in situ until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such protection measures.

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

5) UNI

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.

6) UNI

Three of the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter. The remaining three dwellings shall, other than the access route to the dwellings which includes ambulant stairs, be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

7) UNI

The iron gate within the front wall shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

8) UNI

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

Reason: To ensure that the development is car-free and to comply with policies HO7 and TR1 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

No works shall take place until full details of the doors and windows within the 'gatehouse' extension shown on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. The door, windows and surrounds shall be painted softwood and retained as such thereafter and the development shall be carried out in accordance with the approved details.

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

11) UNI

No development shall take place until protection measures for the TPO Horse Chestnut tree at the entrance to the site set out in the tree report received on 06 November 2013 have been fully implemented. Once the measures are in place the Local Planning Authority shall be informed in writing no less than 14 days prior to development commencing on site. The development shall then be carried out in strict accordance with these protection measures.

Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites.

12) UNI

No development shall take place until full details of the ambulant stairs including railings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and 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 ensure a satisfactory appearance to the development and to comply with policies HO13 and QD1 of the Brighton & Hove Local Plan.

13) UNI

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

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

14) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

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

15) UNI

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

A completed pre-assessment estimator will not be acceptable.

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

16) UNI

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

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

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

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

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

implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

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

17) UNI

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

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

18) 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.

19) UNI

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

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

20) 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.

21) 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.

22) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan and Block Plan	1391-P-101-P 1		06/11/2013
Existing Elevations and Sections	1391-P-102-P 1		06/11/2013
Proposed Gatehouse Elevations	1391-P-103-P 2		24/01/2014
Proposed Lower Ground Floor Plan	1391-P-104-P 2		19/02/2014
Proposed Ground Floor Plan	1391-P-105-P 2		19/02/2014
Proposed First Floor Plan	1391-P-106-P 1		06/11/2013
Proposed Roof Plan	1391-P-107-P 1		06/11/2013
Proposed Elevations	1391-P-108-P 1		06/11/2013
Proposed Sections	1391-P-109-P 1		06/11/2013
Proposed Elevations and Sections	1391-P-110-P 1		06/11/2013
Proposed Elevations	1391-P-111-P 3		19/02/2014
South east elevation	1391-P-113-P 2		19/02/2014

BH2014/01599

54 North Road Brighton

Conversion of ground, first and second floors of house in multiple occupation to three self contained flats incorporating revised entrance.

Applicant: Moretons Investments

Officer: Jonathan Puplett 292525

Refused on 22/09/14 DELEGATED

1) UNI

The proposal, by reason of habitable rooms of an inadequate size, would provide a cramped and unsatisfactory standard of residential accommodation which would fail to meet the likely needs of future occupants. This harm is therefore considered to outweigh the benefit provided by the additional residential units. As such, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in the unjustified loss of units of non self-contained accommodation which, in the absence of information to indicate otherwise, complies with, or is realistically capable of reaching the standards set out in the Housing Acts. The proposal is therefore contrary to policy HO14 of the Brighton & Hove Local Plan.

BH2014/01600

Land at 27-31 Church Street Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 9, 10, 14, 18, 19 and 20 of application BH2011/02401 (Appeal ref APP/Q1445/A/12/2181318).

Applicant: Brockhampton Land Co Ltd

Officer: Wayne Nee 292132

Split Decision on 30/09/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 5, 9, 10, and 14 of application BH2011/02401 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 4, 18, 19 and 20 are NOT APPROVED

2) UNI2

The details in relation to Condition 4 have not been approved as there is insufficient information relating to sample elevations, balcony railings and windows. Furthermore the submitted render, slate and brick samples are considered inappropriate. The details are therefore contrary to policies QD1 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The details in relation to Condition 18 have not been approved as the submitted lease agreement insufficiently covers the aspects of sustainability in respect of energy efficiency, water efficiency, materials and waste. The details are therefore contrary to policy SU2 of the Brighton & Hove Local Plan.

4) UNI4

The details in relation to Condition 19 have not been approved as there is insufficient information relating to asbestos screening within the submitted contaminated land assessment. The details are therefore contrary to policy SU11 of the Brighton & Hove Local Plan.

5) UNI5

The details in relation to Condition 20 have not been approved as there is no evidence of an on site investigation to record any remains that may survive on the site. The details are therefore contrary to policy HE12 of the Brighton & Hove Local Plan.

BH2014/01651

24 Crown Gardens Brighton

Installation of external wall insulation to south and west elevations.

Applicant: Dora Clouttick

Officer: Robert Hermitage 290480

Refused on 08/10/14 DELEGATED

1) UNI

The application lacks detail on the impact of the proposed insulation on the depth of the window and door reveals, the eaves and verge detail of the roof, the junction between the house and rear boundary wall to the Susses Masonic Temple, the extraction flue and rainwater goods. Notwithstanding this lack of detail the additional forward projection beyond the existing front building line, which is a strong feature of Crown Gardens, would poorly contrast with the remainder of the terrace. This contrast would be detrimental to the uniform character and appearance of Crown Gardens and the character and appearance of the wider West Hill Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2014/02217

107 Queens Road Brighton

Display of internally-illuminated projecting sign.

Applicant: Parks Residential Limited

Officer: Chris Swain 292178

Approved on 02/10/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/02218**107 Queens Road Brighton**

Installation of new shopfront.

Applicant: Parks Residential Limited

Officer: Chris Swain 292178

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed site plan, floor plans, elevations and sections	C-1420-01		3 July 2014

BH2014/02220**22 Gerard Street Brighton**

Certificate of lawfulness for proposed single storey rear infill extension.

Applicant: Mr Steve Hearsum

Officer: Ross O'Ceallaigh 292359

Refused on 18/09/14 DELEGATED

1) UNI

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

BH2014/02266**16 Tichborne Street Brighton**

Application for Approval of Details Reserved by Conditions 8, 9, 10 and 14 of application BH2012/00780.

Applicant: Mr Patrick Moorhead

Officer: Liz Arnold 291709

Approved on 19/09/14 DELEGATED

BH2014/02379**29 Frederick Place Brighton**

Enclosure of courtyard with associated roof alterations including installation of rooflights.

Applicant: Mr Mark Lane

Officer: Joanne Doyle 292198

Approved on 30/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan Block Plan Existing & Proposed Floor Plans Elevations and Section	01	2	16 Jul 2014

BH2014/02381

31-33 Bath Street Brighton

Application for approval of details reserved by condition 21 of application BH2012/02147.

Applicant: Natterjack Construction

Officer: Wayne Nee 292132

Approved on 01/10/14 DELEGATED

BH2014/02407

Railway Bridge New England Road Brighton

Application for variation of condition 1 of application BH2011/01227 (Application for removal of condition 1 of application BH2008/03424) to allow for alterations to the light units.

Applicant: Jon Mills

Officer: Sarah Collins 292232

Approved on 18/09/14 DELEGATED

BH2014/02428

St Nicholas Lodge Church Street Brighton

Replacement UPVC windows to residential units.

Applicant: St Nicholas RTM Company Ltd

Officer: Lorenzo Pandolfi 292337

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved windows shall match the glazing pattern, frame colour and opening method of the existing windows.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	SNL 04		21/07/2014
Existing windows	SNL 02		21/07/2014
Proposed windows	SNL 03		21/07/2014
As existing elevations	SNL 01		21/07/2014

BH2014/02435

Brighton Station Queens Road Brighton

Display of 'Welcome to Brighton' sign.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 02/10/14 DELEGATED

1) BH01.05

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

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

BH2014/02436

100 Upper Lewes Road Brighton

Replacement of existing crittal casement and timber sash windows with timber windows.

Applicant: Enterprise Inns

Officer: Andrew Huntley 292321

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ground Floor Plan	13.76.EI.P.100		22.07.2014
Existing Elevations	13.76.EI.P.101		22.07.2014
Proposed Elevations	13.76.EI.P.102		22.007.2014
Location Plan	13.76.EI.P.103		22.07.2014
Block Plan	13.76.EI.P.104		22.07.2014
Technical Drawings			01.08.2014

BH2014/02446

Brighton Station Queens Road Brighton

Display of foamex image and text panels within recesses of panelling to the East of the site (temporary consent).

Applicant: Fotodocument

Officer: Chris Swain 292178

Approved on 18/09/14 DELEGATED

1) UNI

The hereby permitted image and text panels shall be removed and the timber

panelling restored to its condition immediately prior to the panels being installed on or before 30th September 2015 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

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

BH2014/02529

15 Winchester Street Brighton

Erection of single storey rear extension.

Applicant: Andrew Bolt

Officer: Mark Thomas 292336

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the northern 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
Location Plans	1232 10		28/07/2014
Existing Ground Floor Plan	1232 01		28/07/2014
Section AA	1232 03		28/07/2014
Proposed Ground Floor Plan	1232 04		28/07/2014
South West Elevation Proposed and Existing	1232 08		28/07/2014
North Elevation	1232 09		28/07/2014

BH2014/02587

Flat 7 Villiers Court Trafalgar Place Brighton

Replacement of existing 3no bay windows and 2no existing outward opening windows with tilt and turn.

Applicant: Paul Maclean-Eltham

Officer: Tom Mannings 292322

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	ESX202358		31/07/14
Plan			31/07/14
Purchase Agreement	HS0221		08/08/14
Survey Manual			19/08/14
Product Brochure (24 Pages)	ML0210		08/08/14
Product Brochure (74 Pages)	ML0043		08/08/14

BH2014/02601

36 Gardner Street Brighton

Erection of rear extension to basement and ground floor.

Applicant: LB International

Officer: Robert Hermitage 290480

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	311/01	P1	1st August 2014
Plans as existing	311-02	P1	1st August 2014
Elevations and Section as Existing	311-03	P1	1st August 2014
Plans as Proposed	311-04	P2	1st August 2014
Elevations and Sections as Proposed	311-05	P2	1st August 2014
Site Photograph	311/06	P1	1st August 2014

BH2014/02657

60 Princes Road Brighton

Replacement of UPVC front door and fanlight with composite front door and fanlight (Retrospective).

Applicant: Mr Thomas Corr

Officer: Allison Palmer 290493

Refused on 02/10/14 DELEGATED

1) UNI

The replacement composite door with a UPVC frame by virtue of its design and

materials does not comply with SPD09 and policies QD14 and HE6 of the Brighton & Hove Local Plan with regard to the character of the Roundhill Conservation Area.

BH2014/02747

Top Floor Flat 5 Buckingham Road Brighton

Installation of 4no rooflights.

Applicant: Tracey Fish

Officer: Mark Thomas 292336

Approved on 08/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan, elevations and sections (existing and proposed)	14-133-02	A	13th August 2014

BH2014/02841

28 West Hill Street Brighton

Application for approval of details reserved by condition 3 of application BH2014/01851.

Applicant: Mr Keith Baxter

Officer: Robert Hermitage 290480

Approved on 19/09/14 DELEGATED

BH2014/02877

24 Buckingham Street Brighton

Certificate of lawfulness for proposed change of use from small house in multiple occupation (C4) to single residential dwelling (C3).

Applicant: Mr James Cheek

Officer: Robert Hermitage 290480

Approved on 02/10/14 DELEGATED

WITHDEAN

BH2014/01515

50 Withdean Road Brighton

Remodelling of existing dwelling and associated works including erection of pitched roof side extensions, re-pitched roof including rooflights and raised ridge height, excavation to create floor space at lower ground floor level and relocation of garage to front of property at ground floor level.

Applicant: Mr Ilias Triantafyllou

Officer: Helen Hobbs 293335

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD14 and QD16 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 policies QD14 and QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan, Location Plan and Proposed Site Layout Plan	1072014/01		8th May 2014
Existing Floor Plan, Section A-A and Elevations	1072014/02		8th May 2014
Proposed Lower Ground, Ground Floor Plans and front / rear Elevations	1072014/03		8th May 2014
Proposed roof / first floor plan and side elevations	1072014/04		8th May 2014
Proposed sections B-B, C-C and D-D	1072014/05		8th May 2014

BH2014/02153

30 Gordon Road Brighton

Erection of single storey rear extension incorporating rear roof alterations and rooflights.

Applicant: Paxform Properties

Officer: Joanne Doyle 292198

Refused on 02/10/14 DELEGATED

1) UNI

The proposed rear extension, by reason of scale, design, roof form and bulk would result in an over dominant and unsympathetic addition which would relate poorly to the appearance of the building and to the visual amenity of the surrounding area. The proposal is therefore contrary to QD14 of the Brighton & Hove Local Plan and the Supplementary Planning document: Design guide for Extensions and Alterations (SPD12).

BH2014/02157

Crowhurst Hall Knoyle Road Brighton

Erection of single storey extension to West elevation incorporating disabled and access ramp and associated works. (Part Retrospective)

Applicant: PCC of St John The Evangelist Church

Officer: Robert Hermitage 290480

Approved on 29/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	1441-W-001-P 1	-	7th July 2014
Site Survey Plan	1441-W-002	-	30th June 2014
Existing Ground Floor Plan	1441-W-003	-	30th June 2014
Existing Roof Plan	1441-W-004	-	30th June 2014
Existing Elevations	1441-W-005	-	30th June 2014
Proposed Site Plan	1441-W-006	-	30th June 2014
Proposed Ground Floor Plan	1441-W-007	-	30th June 2014
Proposed Roof Plan	1441-W-008	-	30th June 2014
Proposed Section AA	1441-W-009	-	30th June 2014
Proposed West Elevation	1441-W-010	-	30th June 2014
Proposed North Elevation	1441-W-011	-	30th June 2014
Proposed South Elevation	1441-W-012	-	30th June 2014
Proposed Site Plan Showing Drainage	1441-W-016	-	30th June 2014
Foundation Plans	4707/02	A	17th September 2014
Cycle Rack Locations	1441-W-017	-	17th September 2014

BH2014/02523

43 Hillcrest Brighton

Roof alterations incorporating side hip to gable extension, rooflights to front elevation, enlargement of existing rear dormer and installation of solar panels to roof of garage. (Retrospective)

Applicant: Antony Davies

Officer: Allison Palmer 290493

Refused on 30/09/14 DELEGATED

1) UNI

The roof extensions significantly harm the character and appearance of the existing property, the street scene and the surrounding area. In addition, the excessive bulk of the roof extension and dormer result in unbalancing this pair of semi detached bungalows contrary to policy, SPD12 Design Guide for Extensions and Alterations and policy QD14 of the Brighton & Hove Local Plan.

BH2014/02525

Crowhurst Hall Knoye Road Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2012/02392.

Applicant: PCC of St John The Evangelist Church

Officer: Liz Arnold 291709

Approved on 18/09/14 DELEGATED

BH2014/02563

51 Hampstead Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and front rooflight, installation of glass framed panels to existing rear flat roof, alterations to fenestration, new external stairs from ground floor to basement and associated alterations.

Applicant: Mr Hugh Thompson

Officer: Allison Palmer 290493

Refused on 18/09/14 DELEGATED

BH2014/02570

180 Tivoli Crescent North Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.9m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 3.2m.

Applicant: Mr & Mrs Seth Richardson

Officer: Mark Thomas 292336

Prior Approval is required and is refused on 18/09/14 DELEGATED

BH2014/02595

160 Valley Drive Brighton

Erection of first floor side extension above garage, single storey rear extension and creation of doorway to side.

Applicant: Mr B Khan

Officer: Christine Dadswell 292205

Refused on 29/09/14 DELEGATED

1) UNI

The proposed extensions would represent poorly designed and contrived additions which do not retain the integrity of the original building. The proposed rear extension would create a wraparound element to the detriment of the original plan form of the property. The proposed first floor extension would appear as a

visually dominant, bulky and discordant feature on the building and within the street scene to the detriment of the character of the area. In addition, the proposed side extension would harm the appearance of the street scene by excessively infilling the rhythm of spaces between the buildings, removing the continuity within the existing street scene. Therefore the proposal is contrary to Policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

2) UNI2

The proposed first floor extension by reason of design, bulk and massing would represent an unneighbourly impact on the occupiers of No 162 Valley Drive by way of sense of enclosure and overbearing impact. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02652

79 Green Ridge Brighton

Certificate of lawfulness for proposed enlargement of existing side dormer.

Applicant: Mr A Sellins

Officer: Lorenzo Pandolfi 292337

Approved on 29/09/14 DELEGATED

BH2014/02664

44 Reigate Road Brighton

Erection of single storey rear extension and new front bay window.

Applicant: Anna Griph

Officer: Benazir Kachchhi 294495

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby approved shall not be brought into use until obscured or solid screening to the northern boundary of the ground floor deck has been erected in accordance with drawing no. PBP0171/01A. The screen shall be retained as such thereafter.

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

3) 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.

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	PBP0171/02		07 August 2014
Block plan	PBP0171/02		07 August 2014
Amended existing and proposed plans and	PBP0171/01A		12 September 2014

elevations			
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BH2014/02676

Land West of Redhill Close Brighton

Application for Approval of Details Reserved by Conditions 14 and 15 of application BH2013/00293.

Applicant: Bellway Homes (South East) Ltd

Officer: Mark Thomas 292336

Refused on 02/10/14 DELEGATED

1) UNI

Insufficient information has been submitted to comply with the requirements of conditions 14 and 15 of application BH2013/00293 since no detail has been submitted in relation to plots 1-22. It has, therefore, not been demonstrated that the development would comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2014/02688

16 Mill Rise Brighton

Erection of roof extension including new front dormer.

Applicant: Michael Jordan

Officer: Tom Mannings 292322

Refused on 26/09/14 DELEGATED

1) UNI

The proposed roof extension and front dormer would be an unduly bulky addition which would dominate the front roofslope of the property, unbalancing the semi-detached pair of dwellings, causing significant harm to the character and appearance of the property and the wider street scene. As such, the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

BH2014/02752

14 Withdean Road Brighton

Variation of condition 7 and 10 of application BH2013/01031 (Erection of new detached 5no bedroom dwelling, swimming pool and pool house adjacent to existing house) to require the development to achieve Level 4 rather than 5 of the Code for Sustainable Homes.

Applicant: Mr & Mrs K Pierson

Officer: Adrian Smith 290478

Approved on 07/10/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 12/06/2016.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	12 WR.01	-	02/04/2013
Existing and proposed site survey plans and sections	12 WR.04		02/04/2013
	12 WR.06		02/04/2013
	12 WR.27		02/04/2013
	12 WR.28		02/04/2013

	12 WR.31		02/04/2013
Proposed floor plans, elevations and sections- main house	12 WR.07	B	02/04/2013
	12 WR.08	B	02/04/2013
	12 WR.09	B	02/04/2013
	12 WR.10	B	02/04/2013
	12 WR.11	B	02/04/2013
	12 WR.12	B	02/04/2013
	12 WR.13	B	02/04/2013
	12 WR.14	B	02/04/2013
	12 WR.15	B	02/04/2013
Proposed floor plans, elevations and sections- guest house	12 WR.18	B	02/04/2013
	12 WR.19	A	02/04/2013
	12 WR.20	B	17/04/2013
	12 WR.21	B	17/04/2013
	12 WR.22	B	17/04/2013
	12 WR.23	B	17/04/2013

3) UNI

The 'guest house' as detailed on the approved drawings shall be used in conjunction with the property at 14 Withdean Road only and shall not otherwise be occupied as a separate unit of residential accommodation.

Reason: For the avoidance of doubt as the proposed unit would constitute sub-standard residential accommodation in its own right and to accord with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The finished floor levels and garden levels of the development hereby permitted shall be carried out in full accordance with those set out on drawing no. 12 WR.31 received on 02 April 2013.

Reason: For the avoidance of doubt to safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with planning policies QD1 and QD2 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied.

Reason: To ensure a satisfactory appearance to the development and to safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2, QD15 and QD27, of the Brighton & Hove Local Plan.

7) 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.

8) UNI

No development shall take place until there has been submitted and approved by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, and details of any trees/shrubs to be retained, together with measures for their protection in the course of development.

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

9) UNI

All planting, seeding, or turfing comprised in the approved details 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 give 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 visual amenities of the area and to comply with policies QD15 and HE6 of the Brighton & Hove Local Plan.

10) UNI

The residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

11) UNI

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

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

12) UNI

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

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

13) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

BH2014/02770

113 Valley Drive Brighton

Certificate of lawfulness for proposed single storey extension to side and rear.

Applicant: Mr & Mrs Philippe Epifanoff

Officer: Benazir Kachchhi 294495

Approved on 07/10/14 DELEGATED

BH2014/02818

Westview Cornwall Gardens Brighton

Application for approval of details reserved by condition 3 of application BH2013/00491.

Applicant: Mr & Mrs N Anderson

Officer: Andrew Huntley 292321

Approved on 18/09/14 DELEGATED

EAST BRIGHTON

BH2014/01688

Sweda Court Chesham Street Brighton

Replacement of timber fascia to entrance canopy with UPVC fascia.

Applicant: Edenbrook Enterprises Ltd

Officer: Wayne Nee 292132

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed floor plan and elevation	n/a		23 September 2014
Block plan	n/a		21 May 2014
Site plan	n/a		05 June 2014

BH2014/01872

Royal Sussex County Hospital Eastern Road Brighton

Application for approval of details reserved by conditions 9, 12 and 13 of application BH2013/03983.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Kathryn Boggiano 292138

Approved on 19/09/14 DELEGATED

BH2014/02120

Flat 1 4 Eastern Terrace Brighton

Erection of single storey outbuilding in rear garden and insertion of new door to rear elevation.

Applicant: Mr J Foley
Officer: Tom Mannings 292322

Approved on 24/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The building hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of Flat 1, 4 Eastern Terrace and shall at no time be occupied as a separate planning unit.

Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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 Studio	151.14.01c		05/09/14

5) UNI

No works shall take place until details of the weathering to the junction between the hereby approved studio and adjoining wall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2014/02152

21 Chesham Street Brighton

Non Material Amendment to BH2014/01214 to reduce the size and adjust configuration of the rear doors and add a non opening obscure glazed side window above retaining wall.

Applicant: Benjamin Robinson
Officer: Sonia Gillam 292265

Approved on 02/10/14 DELEGATED

BH2014/02513

29 Bloomsbury Place Brighton

Removal of existing fire escape and landings to rear elevation and internal alterations to layout of house. (Part retrospective).

Applicant: Marina Popova
Officer: Lorenzo Pandolfi 292337

Approved on 19/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

The new partitioning on the first floor to separate the two main rooms shall sit slightly within the depth of the wall and leave the existing architrave around the opening on both sides.

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

3) UNI

The hereby approved works shall be undertaken in their entirety as a single operation.

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 embedded metalwork shall be carefully removed from the wall fabric on the removal of the fire escape, and the masonry and surrounding render surfaces made good to match existing wall and finishes.

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

BH2014/02514

29 Bloomsbury Place Brighton

Removal of existing fire escape and landings to rear elevation. (Part retrospective).

Applicant: Marina Popova
Officer: Lorenzo Pandolfi 292337

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

All embedded metalwork should be carefully removed from the wall fabric on the removal of the fire escape, and the masonry and surrounding render surfaces made good to match existing wall and finishes.

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

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

Plan Type	Reference	Version	Date Received
Site location and block plans	12104 001-A	PA	28/07/2014
Existing Lower and Upper Ground Floor Plans	12104 002-A	PA	28/07/2014
Existing First and Second Floor plans	12104 003-A	PA	28/07/2014
Existing Third Floor and Roof	12104	PA	28/07/2014

Plans	004-A		
Existing Section A-A	12104 005-A	PA	28/07/2014
Existing Rear Elevation	12104 006-A	PA	28/07/2014
Proposed Lower and Upper Ground Floor Plans	12104 007-A	PA	28/07/2014
Proposed First and Second Floor Plans	12104 008-A	PA	28/07/2014
Proposed Third and Roof Plans	12104 009-A	PA	28/07/2014
Proposed Section A-A	12104 010-A	PA	28/07/2014
Proposed Rear Elevation 1	12104 011-A	PA	28/07/2014

BH2014/02573

27 St Marys Square Brighton

Relocation of front door and frame.

Applicant: Mr Brian Pickering

Officer: Tom Mannings 292322

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			27/08/14
Site Plan			31/07/14
Plans and Elevations	A131		31/07/14

BH2014/02691

73 Wilson Avenue Brighton

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

Applicant: Ms Melanie Evans

Officer: Robert Hermitage 290480

Approved on 18/09/14 DELEGATED

BH2014/02744

8A Bristol Gate Brighton

Installation of replacement roof and new and replacement windows to existing rear conservatory and creation of roof terrace above with balustrading.

Applicant: Ms Behira Graham

Officer: Joanne Doyle 292198

Approved on 08/10/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

Notwithstanding the submitted plans no development shall take place until details of privacy screening to the north and southern side elevations of the hereby approved terrace have been submitted to and approved in writing by the Local Planning Authority. The details shall comprise opaque or solid screening to a height of at least 1.6 metres. The screening shall be erected in accordance with the agreed details prior to first use of the terrace and shall be retained as such thereafter.

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

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 Site Plan & Block Plan Proposed Block Plan	1401-100		13 Aug 2014
Existing Plans	1401-200		13 Aug 2014
Proposed Plans	1041-210		13 Aug 2014
Existing Elevations	1401-300		13 Aug 2014
Proposed Elevations Option 2	1401-311		13 Aug 2014

BH2014/02828

Royal Sussex County Hospital Eastern Road Brighton

Application for approval of details reserved by condition 10 of application BH2013/03983.

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Kathryn Boggiano 292138

Approved on 26/09/14 DELEGATED

BH2014/02829

Royal Sussex County Hospital Eastern Road Brighton

Application for approval of details reserved by condition 5 of application BH2013/03983.

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Kathryn Boggiano 292138

Approved on 26/09/14 DELEGATED

HANOVER & ELM GROVE

BH2013/04295

Land to the side of and 14 Southover Street Brighton

Demolition of existing brick outhouse and erection of 1no one bedroom house and 1no two bedroom house (C3).

Applicant: Mr Alan Teague

Officer: Andrew Huntley 292321

Refused on 18/09/14 DELEGATED

1) UNI

The proposed one bedroom dwelling would have a detrimental impact on neighbouring amenity as it would appear as a visually overbearing and

un-neighbourly form of development to the properties on Hanover Terrace and would result in a loss of outlook from the rear windows of 15 Southover Street by reason of its height, relationship and close proximity to neighbouring properties. In addition, there would be overlooking and the perception of overlooking from the garden area of 15 Southover Street into the ground floor bedroom of the proposed one bed dwelling to the detriment of the amenity of future occupiers. The proposal is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02007

77 Carlyle Street Brighton

Extension of rear roofslope and installation of 2no dormers to rear elevation.

Applicant: Mr Ian Bingham

Officer: Joanne Doyle 292198

Refused on 02/10/14 DELEGATED

1) UNI

The proposed roof extension, which would be clearly visible in public views north along Carlyle Street, would appear at odds with the hipped roof forms which dominate this locality. The resulting roof form would be poorly designed in relation to the existing building and would fail to emphasise and enhance the positive qualities of the local neighbourhood. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02400

83 Hanover Terrace Brighton

Alterations to rear raised platform including installation of privacy screen (Part Retrospective).

Applicant: Mr Daryl Dawes

Officer: Allison Palmer 290493

Approved on 30/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The obscure Perspex privacy screen as detail on "Proposed Plan" submitted as part of this application shall be erected within four weeks from the date of when the platform is altered, and 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
Location plan			17/07/2014
Existing plan			08/08/2014
Proposed plan			08/08/2014

BH2014/02450**2 De Montfort Road Brighton**

Erection of single storey rear extension.

Applicant: Chloe Martin**Officer:** Jason Hawkes 292153**Approved on 19/09/14 DELEGATED****1) BH01.01**

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

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

2) UNI

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

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

3) UNI

Access to the flat roof over the 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
Existing Ground and First Floor Plans	251DMR02/01		24th July 2014
As Existing Elevation, Block, Location Plans and Section A-A	251DMR02/02		24th July 2014
Proposed Ground and First Floor Plans	251DMR02/03		24th July 2014
Proposed Elevation, Block, Location Plans and Section A-A	251DMR02/04		14th August 2014

BH2014/02458**15 Quebec Street Brighton**

Planning permission is sought for the change of use from single dwelling (C3) to four bedroom small house in multiple occupation (C4).

Applicant: Dr Keith Sharpe**Officer:** Chris Swain 292178**Approved on 29/09/14 DELEGATED****1) BH01.01**

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

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

2) UNI

No development shall take place until a 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 hereby approved use 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

No development shall take place until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be implemented in accordance with the agreed details and made available for use prior to first occupation of the hereby approved use. The cycle parking facilities shall thereafter be retained for use at all times.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			4 August 2014
Existing and proposed floor plans			4 August 2014

BH2014/02600

Lower Ground Floor Flat 5A Franklin Road Brighton

Erection of a single storey rear extension and revised fenestration. (Amended description)

Applicant: Mrs Gurinderjeet Kaur De Brun

Officer: Lorenzo Pandolfi 292337

Approved on 30/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	K148-001		01/08/2014
Survey as Existing	K148-002		01/08/2014

Proposed Flat Plans, Elevations & Section	K148-100		01/08/2014
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BH2014/02610

1 De Montfort Road Brighton

Change of use from former chapel (D1) to 5 bedroom small house in multiple occupation (C4) including alterations to fenestration to front elevation (part retrospective).

Applicant: Lindene GB Promotions Ltd

Officer: Adrian Smith 290478

Approved on 30/09/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	04/08/2014
Block plan	-	-	04/08/2014
Pre-existing floor plans	-	-	15/08/2014
Existing floor plans	-	-	15/08/2014
Existing elevations	14492-02	-	15/08/2014
Proposed floor plans and elevations	14492-01	A	12/09/2014

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

All external works detailed on drawing no.14492-01 rev.A received on 12 September 2014 shall be completed prior to the first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted.

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

4) UNI

The first floor room marked 'store' as detailed on drawing no.14492-01 rev.A received on 12 September 2014 shall be retained as such at all times and shall not be used as additional bedroom accommodation.

Reason: To ensure a satisfactory standard of accommodation for future occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.

5) UNI

Prior to first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted, as detailed on drawing no.14492-01 rev.A received on 12 September 2014, details of measures to reduce the water consumption of the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be retained as such.

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

6) UNI

Prior to first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted, as detailed on drawing no.14492-01 rev.A received on 12 September 2014, the windows in the west elevation of the development hereby permitted, with the exception of the recessed window to the bedroom adjacent to the store above the north side passageway, shall be obscure glazed and thereafter permanently retained as such.

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

7) UNI

Prior to first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted, as detailed on drawing no.14492-01 rev.A received on 12 September 2014, a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The 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 the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

Prior to first occupation of the 5-bedroom C4 small House in Multiple Occupation hereby permitted, as detailed on drawing no.14492-01 rev.A received on 12 September 2014, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

9) UNI

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

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

BH2014/02742

40 Franklin Street Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormer to the rear.

Applicant: David Bishop

Officer: Tom Mannings 292322

Approved on 19/09/14 DELEGATED

BH2014/02898

8 St Helens 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 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Ms Claire Andrews & Mr Mark Dadswell

Officer: Chris Swain 292178

Prior approval not required on 06/10/14 DELEGATED

HOLLINGDEAN & STANMER

BH2008/03461

Chichester 3 Pevensey 2 and Pevensey 3 Buildings University of Sussex Falmer

Replacement of existing crittall windows with new double glazed crittall windows, fenestration and profile to match existing. Installation of free-standing guard rails to perimeter of roof and rooflights.

Applicant: Mr Neil Troak

Officer: Andrew Huntley 292321

Refused on 30/09/14 DELEGATED

1) UNI

The proposed handrails to Pevensey III would be detrimental to the character and appearance of the host building, the adjacent listed buildings and the wider area. In addition, the application has failed to demonstrate that the proposed windows would not harm the character and appearance of the buildings, which continue the strong Spence character. As such, the proposals are contrary to the requirements of policies QD14 and HE3 of the Brighton & Hove Local Plan.

BH2011/00006

Falmer House Gardner Centre Road University of Sussex Brighton

External alterations including replacement of crittall window with new door and internal alterations to layout.

Applicant: University of Sussex

Officer: Andrew Huntley 292321

Approved on 24/09/14 DELEGATED

BH2011/00905

Falmer House Gardner Centre Road University of Sussex Brighton

Replacement of existing single glazed Crittall windows with new double glazed Crittall windows to Mandela Hall and Flint Stairwell.

Applicant: University of Sussex

Officer: Andrew Huntley 292321

Approved - no conditions on 01/10/14 DELEGATED

BH2011/00909

Falmer House Gardner Centre Road University of Sussex Brighton

External alterations including repairs to concrete and brickwork, replacement of windows and doors and installation of edge restraint system.

Applicant: University of Sussex

Officer: Andrew Huntley 292321

Approved - no conditions on 01/10/14 DELEGATED

BH2014/00937

Varley Halls of Residence Coldean Lane Brighton

Application for Approval of Details Reserved by Conditions 41, 43, 45, 47, 50 and

51 of application BH2010/00235.

Applicant: University of Brighton
Officer: Andrew Huntley 292321
Approved on 23/09/14 DELEGATED

BH2014/02447

Education Development Building Arts Road University of Sussex Brighton
Alterations to fenestration at ground floor level to west elevation.

Applicant: University of Sussex
Officer: Robert Hermitage 290480
Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plan	EX01	-	22nd July 2014
Works Plan	EX03	-	22nd July 2014
Site and Access Plan	EX05	A	30th July 2014
Proposed Windows	D01	B	2nd September 2014
Proposed Window Details	D02	A	2nd September 2014
Proposed Window Details	D03	-	30th July 2014
Proposed Plan	PL01	-	22nd July 2014
Proposed Elevations	PL02	A	2nd September 2014

BH2014/02497

40 Park Road Brighton

Erection of single storey rear extension. (Part retrospective).

Applicant: Mr Mark Packham
Officer: Joanne Doyle 292198
Refused on 19/09/14 DELEGATED

1) UNI

The rear extension, by reason of its depth, scale and roof form, represents an overly dominant addition which diminishes the original plan form of the dwelling and fails to relate to the design and detailing of the existing building and those adjoining. The proposal is thereby contrary to QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02603

240 Ditchling Road Brighton

Erection of single storey rear extension.

Applicant: Mr Jeremy Reid
Officer: Ross O'Ceallaigh 292359
Approved on 25/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building. The colour of the proposed extension should be white to match the existing rear elevation.

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
Design and Access Statement			04/08/2014
Existing and Proposed Drawings	L-102		04/08/2014
Site Location Plan	L-100		04/08/2014
Block Plan	L-101		04/08/2014

BH2014/02604

Homewood College Queensdown School Road Brighton

Installation of fence to south elevation.

Applicant: Homewood College

Officer: Robert Hermitage 290480

Approved on 26/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The fencing, gates, and posts hereby approved shall consist of a polyester powder-coated green paint and retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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	001	-	4th August 2014
Block Plan - Existing Layout	002	-	4th August 2014
Block Plan - Proposed Layout	003	-	4th August 2014
Fence Line Layout	003	004	4th August 2014
Fence Line Layout	003	004	4th August 2014

BH2014/02768

48 Stanmer Villas Brighton

Certificate of lawfulness for proposed loft conversion incorporating creation of rear dormer and insertion of 3no rooflights to front.

Applicant: Ms Catherine Bushell

Officer: Robert Hermitage 290480

Approved on 19/09/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2014/01824

41 Carlyle Avenue Brighton

Application for approval of details reserved by conditions 4, 5, 6, 7, 8, 9, 10, 11 and 12 of application BH2013/03573.

Applicant: Joshua Charles Developments Ltd

Officer: Sue Dubberley 293817

Approved on 25/09/14 DELEGATED

BH2014/02474

34 Ewhurst Road Brighton

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

Applicant: Peter Boorman

Officer: Chris Swain 292178

Refused on 22/09/14 DELEGATED

1) UNI

The change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Class C4) would fail to support a mixed and balanced community and results in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The proposed use is therefore contrary to policy CP21 part ii) of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The submitted plans lack sufficient detail to adequately assess the layout and quality of accommodation. Notwithstanding this, the proposed change of use to provide 5 bedrooms as a small House in Multiple Occupation would, as a result of a bedroom within the basement which would have unacceptably poor light levels and outlook and a lack of shared communal space would fail to provide an acceptable standard of accommodation. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02760

3 Hillside Brighton

Application for approval of details reserved by conditions 7, 9 and 11 of application BH2014/00597.

Applicant: Archer Construction

Officer: Sonia Gillam 292265

Split Decision on 08/10/14 DELEGATED

1) UNI

The details pursuant to conditions 7 and 9 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 11 are NOT APPROVED for the reason set out below.

A detailed Method Statement regarding tree protection has not been received. The proposed tree protection method is not suitable for an area which is soil and it is not therefore possible to approve details in respect of condition 11.

QUEEN'S PARK

BH2014/01323

Pavilion House 6-7 Old Steine Brighton

Internal alterations to ground, first, second and third floors including changes to layout.

Applicant: Brighton Language College

Officer: Andrew Huntley 292321

Approved on 01/10/14 DELEGATED

1) BH01.05

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

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

2) UNI

The new shutters on the front elevation at lower ground floor level shall be carried out fully in accordance with the details approved within application BH2014/01606. The works shall be completed prior to first use of the building and retained as such thereafter.

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

3) UNI

The new partition within the ground floor front room of number 6 Old Steine shall be carried out fully in accordance with the details approved within application BH2014/00805. The works shall be completed prior to first use of the building and retained as such thereafter.

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

4) UNI

The new window on the front elevation at lower ground floor level shall be carried out fully in accordance with the details approved within application BH2014/01606. The works shall be completed prior to first use of the building and retained as such thereafter.

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

BH2014/01790

77 Grand Parade Brighton

Approval of details reserved by condition 5, 6, 7, 8, 10 & 11 of application BH2011/01074.

Applicant: Cameron Berry

Officer: Chris Swain 292178

Split Decision on 22/09/14 DELEGATED

BH2014/01911

11 West Drive Brighton

Demolition of rear extension, porch and garage and erection of single storey rear extension. Formation of side dormer, removal of rear chimney stack and rooflights to sides and rear. Alterations to front boundary wall and associated works.

Applicant: Mr Miles Worne

Officer: Robert Hermitage 290480

Approved on 23/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The second floor windows in the north-eastern (side) elevation of the development hereby permitted shall be obscure glazed and shall thereafter be permanently retained as such.

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

3) UNI

The external finishes of the dormer hereby permitted shall match in material and colour those of the existing 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	(10)000	B	20th June 2014
Existing Basement Plan	(20)000	A	10th June 2014
Existing Ground Floor Plan	(20)001	A	10th June 2014
Existing First Floor Plan	(20)002	A	10th June 2014
Existing Loft Space Plan	(20)003	A	10th June 2014
Existing Roof Plan	(20)004	A	20th June 2014
Proposed Basement Plan	(21)000	C	10th June 2014
Proposed Ground Floor Plan	(21)001	D	10th June 2014
Proposed First Floor Plan	(21)002	D	10th June 2014
Proposed Loft Space Plan	(21)003	H	11th August 2014
Proposed Roof Plan	(21)004	G	11th August 2014
Existing South West Elevation	(30)000	A	10th June 2014
Existing South East Elevation	(30)001	-	10th June 2014
Existing North East Elevation	(30)002	A	10th June 2014
Existing North West Elevation	(30)003	-	10th June 2014
Existing Street Elevation	(30)004	-	10th June 2014
Proposed South West Elevation	(31)000	G	11th August 2014
Proposed South East Elevation	(31)001	E	16th July 2014
Proposed North East Elevation	(31)002	G	11th August 2014
Proposed North West Elevation	(31)003	E	16th July 2014

Elevation			
Proposed Street Elevation	(31)004	B	16th July 2014

6) UNI

The rebuilding of the wall pier and any associated works of making good shall match exactly the design, detailing and materials of the existing wall and pier.

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

BH2014/02025

28 Upper Rock Gardens Brighton

Demolition of existing rear lean to and erection of single storey rear extension.

Applicant: Mr John Lumley

Officer: Allison Palmer 290493

Refused on 19/09/14 DELEGATED

1) UNI

The proposed extension is considered to cause harm to the character and appearance of the host property by virtue of it being a wrap around extension and the overhang to the boundary wall. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design guide for extensions and alterations.

BH2014/02054

Brighton College Eastern Road Brighton

Demolition of existing swimming pool and old music school buildings and erection of a 5no storey new academic building with connections to the Great Hall and Skidelsky building, including removal of existing elm tree and other associated works.

Applicant: Brighton College

Officer: Adrian Smith 290478

Refused on 22/09/14 COMMITTEE

1) UNI

The proposed development would result in the unacceptable loss of a mature elm tree with good amenity value within the College Conservation Area contrary to policies QD16 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

The tree is a native species which is part of the National Elm Collection. Its increasing rarity means that it is of significant scientific and ecological value and should be retained. The proposed development is therefore contrary to policy QD16 of the Brighton & Hove Local Plan 2005.

BH2014/02055

Brighton College Eastern Road Brighton

Demolition of existing swimming pool and old music school buildings and erection of a 5no storey new academic building with connections to the Great Hall.

Applicant: Brighton College

Officer: Adrian Smith 290478

Approved on 22/09/14 COMMITTEE

1) UNI

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

Unless otherwise agreed in writing by the Local Planning Authority, no cables,

wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies HE1 & HE3 of the Brighton & Hove Local Plan.

3) UNI

No demolition shall occur until full records of both buildings, including full photographic records, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable record of the building is secured and to accord with policy HE2 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until further details of the treatment of those areas of the northern elevation of the Great Hall that will become exposed within the atrium of the new building have been submitted to and approved, in writing, by the Local Planning Authority. The submitted details shall indicate how the exterior walls will be treated including details of materials and finishes. Where doorway features are affected, proposed full details of the design, materials and finish of these elements should be provided. The development shall be carried out in strict accordance with the approved details.

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

5) UNI

No development shall take place until sample panels of the brickwork and flintwork have been constructed on the site and approved in writing by the Local Planning Authority. The brickwork and flintwork comprised within the development, including the mortar, shall be carried out and completed to match the approved sample panels.

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

6) UNI

No development shall take place until sample elevations and sections at 1:5 scale of the window frames and mullion profiles have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

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

7) UNI

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

Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the adjacent listed buildings and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/02131

39-40 St James's Street Brighton

Change of use from private members club (sui generis) to Gymnasium/ Spin cycle studio (D2).

Applicant: Mr B Harris

Officer: Sonia Gillam 292265

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

The premises shall be used for the provision of a gymnasium/ spin cycle studio only and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

3) UNI

The hereby permitted gymnasium/ spin cycle studio use shall not be operational except between the hours of 06:00 and 22:00 on Mondays to Sundays, including Bank or Public Holidays.

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

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 floor plans and site location plan	11,656.01		26/06/2014
Proposed floor plans and site location plan	11,656.02		26/06/2014

BH2014/02622

37 Egremont Place Brighton

Creation of roof terrace to rear including installation of obscure glass screen, replacement of existing timber windows with timber french doors and associated alterations at second floor level.

Applicant: Daren Kay

Officer: Ross O'Ceallaigh 292359

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Design and Access Statement			04/08/2014

Location Plan	201 101		04/08/2014
Planning Application Drawings	201 100	B	04/08/2014

BH2014/02650

13 Devonshire Place Brighton

Erection of single storey rear extension and associated alterations to existing ground floor maisonette.

Applicant: Mr & Mrs Cann

Officer: Ross O'Ceallaigh 292359

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ground Floor Plan	TA744/02	A	15/08/2014
Proposed Ground Floor Plan	TA744/20		06/08/2014
Site Location and Block Plans	TA744/01`	A	15/08/2014
Existing First Floor Plan	TA744/03		06/08/2014
Proposed First Floor Plan	TA744/21		06/08/2014
Existing Section CC	TA744/07		06/08/2014
Proposed Section BB	TA744/26		06/08/2014
Existing Section DD	TA744/08		06/08/2014
Proposed Section AA	TA744/25		06/08/2014
Existing Section BB	TA744/06		06/08/2014
Proposed North Elevation	TA744/24		06/08/2014
Proposed Elevation	TA744/22		06/08/2014
Existing Elevation	TA744/04		06/08/2014
Existing Section AA	TA744/05		06/08/2014
Proposed Rear Elevation	TA744/23		06/08/2014

BH2014/02674

Royal Spa Nursery School 3 Park Hill Brighton

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

Applicant: Brighton & Hove City Council

Officer: Robin Hodgetts 292366

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

Within 3 months of this decision a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the agreed details.

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

5) UNI

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

Reason: for the avoidance of doubt and to allow the Local Planning Authority opportunity to assess any new uses upon the site in the interests of the amenities of adjacent residents and to comply with policy QD27 of the Brighton & Hove Local.

6) UNI

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

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

7) 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.

8) UNI

Within 3 months of this decision details of secure, covered cycle parking facilities for staff and visitors to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented within 3 months of the decision and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and

to comply with policy TR14 of the Brighton & Hove Local Plan.

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	001		08/08/14
Existing block plan	002		08/08/14
Proposed block plan	003		08/08/14
Existing floor plan	300		08/08/14
Proposed floor plan	301		08/08/14
Existing and proposed west elevation	302	A	08/08/14
Existing and proposed south elevation	303	A	08/08/14
Proposed ramp east elevation	304		08/08/14
Outdoor play areas block plan	306		08/08/14

10) UNI

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

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

BH2014/02677

Flat 2 58 Marine Parade Brighton

Internal alterations to layout of flat.

Applicant: Mr Richard Crosby

Officer: Robert Hermitage 290480

Approved on 29/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

The plasterboard panels hereby approved shall be scribed around the existing skirting board and dado rail where it meets the chimney breast, and therefore retained as such.

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

3) UNI

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.

4) UNI

Prior to the commencement of development, the existing internal elevations of the reception room must be fully recorded by photographs and these records

submitted to the Local Planning Authority prior to the concealing of the wall panels.

Reason: In order to provide a reasonable opportunity to record the history of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2013/03669

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land Brighton Marina Brighton

Application for approval of details reserved by conditions 62 and 63 of application BH2012/04048 (Phase 1).

Applicant: Brunswick Developments Group Plc

Officer: Sarah Collins 292232

Approved on 02/10/14 DELEGATED

BH2013/04111

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land Brighton Marina Brighton

Application for approval of details reserved by condition 40 of application BH2012/04048 (Phase 1 only).

Applicant: Brunswick Developments Group Plc

Officer: Sarah Collins 292232

Approved on 02/10/14 DELEGATED

BH2014/00086

19 Roedean Crescent Brighton

Erection of single storey front extension incorporating glass balustrading above to provide terrace to the first floor, revised fenestration and associated works

Applicant: Dr G Simpson

Officer: Chris Swain 292178

Approved on 02/10/14 DELEGATED

1) 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.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan and site location plan			15 January 2014
Block plan			15 January 2014
Existing ground floor plan	100-01		15 January 2014
Existing first floor plan	100-02		15 January 2014
Existing roof/2nd floor plan	100-03		15 January 2014
Existing front and side elevations	100-04		15 January 2014
Existing rear and side elevations	100-05		15 January 2014

Proposed ground floor plan	100-06	A	15 January 2014
Proposed first floor plan	100-07	A	15 January 2014
Proposed roof/2nd floor plan	100-08	A	15 January 2014
Proposed front and side elevation	100-09	A	15 January 2014
Proposed side and rear elevation	100-10	D	15 January 2014
Existing site plan	100-11		15 January 2014
Existing section A-A	100-12		15 January 2014
Proposed site plan	100-13		15 January 2014
Proposed section A-A	100-14		15 January 2014
Existing street elevation	100-15		15 January 2014
Proposed street elevation	100-16		15 January 2014

BH2014/01722

1 Lenham Avenue Saltdean Brighton

Removal of existing conservatory and erection of single storey side extension.

Applicant: Suzi Grant

Officer: Joanne Doyle 292198

Approved on 30/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			27 May 2014
Block Plan			23 Sept 2014
Existing Floor Plans & Elevations	2243/14/01	B	23 Sept 2014
Proposed Floor Plans & Elevations	2243/14/02		12 Sept 2014

BH2014/02145

32 Chilmington Way Saltdean Brighton

Demolition of existing garage and erection of a single storey side/rear extension.

Applicant: Mr & Mrs Emery

Officer: Joanne Doyle 292198

Approved on 30/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan			27 Jun 2014
Existing Floor Plans & Elevations		897 01	27 Jun 2014
Proposed Floor Plans & Elevations		897 02A	03 Jul 2014

BH2014/02250

Units 1-5 Upper & Ground Floor Waterfront Brighton Marina

Display of internally illuminated fascia signs (part-retrospective).

Applicant: Kuldip Singh

Officer: Sonia Gillam 292265

Approved on 02/10/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/02256

The Outlook Roedean Path Brighton

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2010/01264

Applicant: Mrs Andrea Bennett

Officer: Jonathan Puplett 292525

Approved on 26/09/14 DELEGATED

BH2014/02502

Horseshoe Cottage 2 Whipping Post Lane Rottingdean Brighton

Certificate of lawfulness for proposed two single dwellings into one single dwelling.

Applicant: Mr Michael Bennett

Officer: Ross O'Ceallaigh 292359

Approved on 18/09/14 DELEGATED

BH2014/02504

44 Cranleigh Avenue Rottingdean Brighton

Erection of single storey extensions to front, side and rear elevations. Roof alterations including hip to gable roof extensions, dormers and rooflights to side elevations, balcony to front and erection of detached garage to rear.

Applicant: Mr T Monk

Officer: Lorenzo Pandolfi 292337

Refused on 19/09/14 DELEGATED

1) UNI

The proposed extensions and dormers, by reason of excessive scale and inappropriate design, would result in an incongruous addition which fails to respect the original character of the building and the appearance of the surrounding street scene. The scheme is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and the SPD12.

2) UNI2

The proposed dormer windows by reason of their scale of fenestration and their orientation would result in a loss of privacy and increased levels of overlooking for neighbouring occupiers. The scheme is therefore contrary to policy QD27 of the

Brighton & Hove Local Plan.

BH2014/02555

26 Lewes Crescent Brighton

Application for Approval of Details Reserved by Condition 9 of application BH2014/00594.

Applicant: Pearch and Grogan

Officer: Andrew Huntley 292321

Refused on 22/09/14 DELEGATED

1) UNI

Insufficient information has been submitted in order to ensure the satisfactory preservation of this listed building as no details of the materials have been provided and no detail and justification for the wall within Bedroom 1 being rebuilt. Therefore, the proposal fails to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/02584

137 Marine Drive Rottingdean Brighton

Removal of existing porch and front bay to existing ground floor level. Hip to gable end roof extension with pitched roof over balconies at front and rear and raising of ridge height.

Applicant: Jamie & Laura Malpass

Officer: Christine Dadswell 292205

Refused on 25/09/14 DELEGATED

1) UNI

The proposed alterations, by reason of the design, form, scale, bulk and massing, would relate poorly with and have an unduly dominant visual relationship with the scale and character of the original building. The proposal would have a detrimental impact on visual amenity and the character and appearance of the wider street. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

2) UNI2

The proposed roof extensions by reason of bulk and massing would represent an unneighbourly impact on the occupiers of 135 and 139 Marine Drive by way of overshadowing and sense of enclosure. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear balcony by reason of its location would represent an unneighbourly impact on the occupiers of 24 Little Crescent by way of loss of privacy. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02643

66 Lustrells Crescent Saltdean Brighton

Erection of a single storey extension and raised terrace to rear elevation.

Applicant: Mr & Mrs Myles

Officer: Joanne Doyle 292198

Refused on 30/09/14 DELEGATED

1) UNI

The proposed raised terrace, by reason of its depth, elevated height and proximity to the shared side boundary, represents an un-neighbourly and overbearing addition which would result in increased overlooking and loss of privacy towards 64 Lustrells Crescent. The proposal would result in significant harm to amenity for occupants of this property and is thereby contrary to

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

BH2014/02644

66 Lustrells Crescent Saltdean Brighton

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

Applicant: Mr & Mrs Myles

Officer: Robert Hermitage 290480

Approved on 18/09/14 DELEGATED

BH2014/02671

16 Perry Hill Brighton

Erection of a single storey rear extension.

Applicant: Mr & Mrs D Collins

Officer: Tom Mannings 292322

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan	Y093-1 - A01		08/08/14
Location Plan	Y093-1 - A02		08/08/14
Existing Ground Floor Plan	Y093-1 - A03		08/08/14
Existing Elevations	Y093-1 - A04		08/08/14
Proposed Ground Floor Plan	Y093-1 - D01		08/08/14
Proposed Elevations	Y093-1 - D02		08/08/14

BH2014/02879

15 Roedean Crescent Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer, rooflights to front, rear and side rooftops and glazed front gable.

Applicant: Mr William Christopherson

Officer: Allison Palmer 290493

Approved on 02/10/14 DELEGATED

WOODINGDEAN

BH2014/01549

24 Balsdean Road Brighton

Erection of single storey side and rear extension with raised decking and formation of additional bay window to front. Roof alterations including creation of

gable ends and installation of rooflights. Erection of a single storey detached outbuilding.

Applicant: Mr & Mrs Matthew and Anne Savill

Officer: Chris Swain 292178

Approved on 29/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	104.100		13 May 2014
Existing ground floor plan	104.110		13 May 2014
Existing loft floor plan	104.111		13 May 2014
Existing roof plan	104.112		13 May 2014
Existing elevations 1	104.130		13 May 2014
Existing elevations 2	104.131		13 May 2014
Existing and proposed block plans	104.300	A	13 August 2014
Proposed ground floor plan	104.310	A	13 August 2014
Proposed loft floor plan	104.311	C	24 September 2014
Proposed roof plan	104.312	C	24 September 2014
Proposed elevations 1	104.330	A	13 August 2014
Proposed elevations 2	104.331	C	24 September 2014
Proposed elevations of summer house	104.332		13 May 2014

BH2014/02577

61 Warren Way Brighton

Loft conversion to create 1no two bedroom flat (C3) incorporating dormers and rooflights to front and rear elevations and erection of cycle and bin store in rear garden.

Applicant: Dr Majid Gholami

Officer: Sonia Gillam 292265

Approved on 07/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

Notwithstanding the submitted plans 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

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.

6) 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.

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
Existing floor plans and elevations	599/02		31/07/2014
Site location plan, block plan, proposed floor plans and elevations	599/01	B	31/07/2014

8) UNI

No development shall commence until a scheme for the soundproofing of the floors and walls between the ground and first floor uses hereby permitted 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 first occupation of the development and shall thereafter be retained as such.

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

BH2014/02843

29 Crescent Drive South Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.05m, for which the maximum height would be 3.04m, and for which the height of the eaves would be 2.10m.

Applicant: Mrs Claire Allsop

Officer: Mark Thomas 292336

Prior approval not required on 23/09/14 DELEGATED

BH2014/02971

192 Warren Road Brighton

Erection of single storey front extension.

Applicant: Mr Woodley

Officer: Tom Mannings 292322

Approved on 07/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external render finish of the development hereby permitted shall match in 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 Floor Plans and Elevations	1499/1811		04/09/14
Proposed Front Facing Conservatory	1499/1812	A	04/09/14

BRUNSWICK AND ADELAIDE

BH2014/01871

28 Wilbury Road Hove

Erection of upper ground floor rear extension.

Applicant: Mrs Ariana Beatty

Officer: Lorenzo Pandolfi 292337

Approved on 25/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			06/08/2014
Existing Layout			06/08/2014
Existing Plan & Elevation			22/08/2014
Proposed Back Elevations			22/08/2014

BH2014/02202

Flat 5 76 Lansdowne Place Hove

Internal alterations to layout of flat. Installation of gas supply including external pipe at basement level.

Applicant: Miss Emma Woods

Officer: Helen Hobbs 293335

Approved on 26/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

No enlargement of the original fire place opening shall take place in order to install the fire place hereby approved.

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 door frames of the replacement doors hereby permitted shall exactly match the detailing of the existing door frames, including skirting's and architraves.

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

BH2014/02318**20 Selborne Road Hove**

Removal of rear fire escape and 2no landings and associated alterations.

Applicant: 20 Selborne Road RTM Co Ltd

Officer: Robert Hermitage 290480

Approved on 29/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

All new and disturbed surfaces shall be made good at the time of the development using materials of matching composition, form and finish to those of the 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 windows hereby approved shall be single glazed painted timber vertically sliding sash windows with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows to the building, and the windows shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with 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 Elevations, Block Plan and Site Plan	11,660	-	4th August 2014
Proposed Elevations	-	-	25th July 2014
Second Floor Balcony Plan	-	-	23rd September 2014

5) UNI

Following the removal of the external fire escape all remaining embedded metalwork and fittings shall be extricated from the building and the external walls repaired and finished to match existing.

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

BH2014/02377**1 Brunswick Road Hove**

Change of use of ground floor level from retail (A1) to 1no two bedroom flat (C3) incorporating internal alterations to layout.

Applicant: Ridgewood Estates Limited

Officer: Andrew Huntley 292321

Refused on 29/09/14 DELEGATED

1) UNI

The proposed conversion would severely affect the proportions of the main front room by subdividing the space into a hallway and two bedrooms. The historic plan-form of a building is one of its most important characteristics and such sub-division would significantly alter and harm the historic plan form, thereby adversely affecting the architectural and historic character and appearance of the interior of the listed building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11, Listed Building Interiors.

BH2014/02532

41 Church Road Hove

Installation of rooflight to West elevation.

Applicant: Hemsley Orrell Partnership

Officer: Robert Hermitage 290480

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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	AR-EX01	-	28th July 2014
Proposed Plans and Elevations	AP-PRO1	-	28th July 2014

BH2014/02575

2 Cavendish Mews Hove

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

Applicant: Mr Philip Mason

Officer: Tom Mannings 292322

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The windows hereby approved shall be Masterframe Byegone Collection Symphony Fully Steel Reinforced PVC-U white woodgrain effect foil, 18mm double glazed, Double Hung, None Bar, Sash window with tilt facility and the windows shall be retained as such thereafter.

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

with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	DRG/0001	C	31st July 2014
Product Survey Sheet and Identification Photographs			31st July 2014
Technical Specification			31st July 2014
Product Scope and Summary of Certificate			31st July 2014
Sash Window Information Sheet			31st July 2014
Bygone Brochure (24 pages)			31st July 2014

BH2014/02764

91 Lansdowne Place Hove

Installation of asphalt covering to balcony and repair works to front elevation.

Applicant: Swan Lane Estates Ltd

Officer: Benazir Kachchhi 294495

Approved on 07/10/14 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2014/03048

31 & 33 Selborne Road Hove

Certificate of lawfulness for proposed conversion of 13no bedsitting rooms and 1no one bed flat into 12no self contained flats.

Applicant: L3H Limited

Officer: Guy Everest 293334

Approved on 02/10/14 DELEGATED

CENTRAL HOVE

BH2012/03487

41 Medina Villas Hove

Application for variation of condition 2 of BH2008/01831 (Use of building as Children's Day Nursery (D1) with ancillary offices) to increase the number of children attending from 60 to 80.

Applicant: Little People By The Sea Ltd

Officer: Adrian Smith 290478

Finally Disposed of on 30/09/14 DELEGATED

BH2014/00237

10 Victoria Grove Hove

Replacement of front bi-fold doors with bi-fold windows over fixed stall risers, replacement external lighting, decking, planters, menu boxes, rear bin store, internal alterations to layout and associated works.

Applicant: The Golden Lion Group

Officer: Christopher Wright 292097

Approved on 25/09/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans	09-01	A	8 Apr 2014
Existing Side and Rear Elevations	09-02	A	8 Apr 2014
Existing Right Elevation and Long Section and Shop Front Section	09-03	A	8 Apr 2014
Proposed Plan and Shop Front	09-04	A	8 Apr 2014
Proposed Shop Front Elevation and Section	09-05	A	8 Apr 2014
Exterior and Interior Panelling Details	09-07		8 Apr 2014

BH2014/00238

10 Victoria Grove Hove

Replacement of front bi-fold doors with bi-fold windows over fixed stall risers, replacement external lighting, decking, planters, menu boxes, rear bin store, internal alterations to layout and associated works.

Applicant: The Golden Lion Group

Officer: Christopher Wright 292097

Approved on 24/09/14 DELEGATED

BH2014/01662

4 & 4A Hova Villas Hove

Certificate of lawfulness for existing bike shed to front elevation.

Applicant: Mr John Booth

Officer: Allison Palmer 290493

Refused on 02/10/14 DELEGATED

1) UNI

The evidence submitted is not sufficient to prove the shed was completed more than four years before the date of the application, this is further backed by photos from previous planning decisions and Google images. Therefore the development does not qualify as lawful or immune from enforcement action and it is recommended that a Certificate of Lawfulness be refused

BH2014/02108

15 Blatchington Road Hove

Change of use of restaurant (A3) and flat (C3) to form 2no two bedroom and 1no

one bedroom flats (C3) with associated alterations including loft conversion incorporating front roof light, formation of courtyard and creation of front access at lower ground floor level.

Applicant: Din Mohammed

Officer: Sonia Gillam 292265

Approved on 07/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Access to the flat roof areas of the building shall be for maintenance or emergency purposes only and the flat roof(s) 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 not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

5) UNI

If during construction, contamination is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

6) 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.

7) UNI

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

the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

8) UNI

The development hereby permitted shall not be occupied until the sustainability measures [External and internal insulation measures, boiler upgrade, improved glazing, improved air tightness] detailed within the Sustainability Checklist received on the 15 July 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

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 location plan, block plan, existing plans and elevations			23/06/2014
Proposed plans and elevations			23/06/2014

10) 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.

BH2014/02141

109 Church Road Hove

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

Applicant: Handelsbanken

Officer: Mark Thomas 292336

Refused on 19/09/14 DELEGATED

BH2014/02495

Flat 36 Bath Court Kings Esplanade Hove

Replacement of existing UPVC balcony sliding doors with aluminium folding/sliding doors.

Applicant: Robert Zimbler

Officer: Benazir Kachchi 294495

Approved on 23/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	P1408-01		24 July 2014
Block plan	P1408-02		24 July 2014
Aluminium NWD			24 July 2014
Existing plans and elevations	P1408-03		24 July 2014
Proposed plans and elevations	P1408-04		24 July 2014
Permitted plans and elevations	P1408-05		24 July 2014

BH2014/02538

149-155 Church Road Hove

Installation of air conditioning unit to flat roof.

Applicant: Barclays PLC

Officer: Helen Hobbs 293335

Approved on 26/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be undertaken in full accordance with the Environmental Noise Survey and Plant Noise Assessment Report 2061/PNA1 dated 19th August 2014, in particular the mitigation measures set out in section 9.4 of the report.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	-DOC-002-Block Plan		29th July 2014
Proposed plans	-DOC-003-M-E -Layout		29th July 2014
ENVIRONMENTAL NOISE SURVEY AND PLANT NOISE ASSESSMENT REPORT 20601/PNA1			25th September 2014

BH2014/02552

71 George Street Hove

Installation of new shopfront with relocation of entrance door and creation of new entrance door to first floor.

Applicant: Clifden Investments Ltd

Officer: Liz Arnold 291709

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Location Plans	TA814/01	-	29th July 2014
As Existing	TA814/02	Rev. A	13th August 2014
Shopfront as Existing	TA814/03	Rev. A	29th July 2014
As Proposed	TA814/05q	Rev. C	13th August 2014
Shopfront as Proposed	TA814/06	Rev. B	29th July 2014

GOLDSMID

BH2014/00421

19 The Upper Drive Hove

Application for variation of condition 2 of application BH2010/01319 (Demolition of existing house and erection of 9no new flats) to permit amendments to the approved drawings to vary internal and external layout.

Applicant: Cotes Developments

Officer: Jason Hawkes 292153

Approved on 07/10/14 DELEGATED

1) UNI

Not used

2) UNI

The 1.8 obscure glazed screen for the approved second floor terrace, as indicated on drawing no.GD357/GA104E, shall be installed prior to the first occupation of Apartment 9. The screen shall be retained as such thereafter.

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

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

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

4) UNI

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

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

5) 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.

6) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities approved under BH2014/00959 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.

7) UNI

The development shall be implemented using the materials approved under BH2014/00959 and shall thereafter be retained as such.

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

8) UNI

The development shall be implemented in accordance with the Code for Sustainable Homes certificates (submitted at the Design Stage) indicating Level 3 approved under BH2014/00959.

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

9) UNI

The development shall be implemented in accordance with green roof details approved under BH2014/00959. The green roofs shall be implemented as approved before the dwellings are occupied and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure a satisfactory appearance to the development and enhance nature conservation and to comply with policies QD1, QD2 and QD15 of the Brighton & Hove Local Plan.

10) UNI

The development shall be implemented in accordance with cycle parking details approved under BH2014/00959. 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 shall be implemented in accordance with the landscaping details approved under BH2014/00959 and thereafter retained as such.

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

12) UNI

The development shall be implemented in accordance with the method statement demonstrating how trees in close proximity to proposed hardsurfaces are to be treated as approved under BH2014/00959. The works shall be implemented in strict accordance with the approved details and thereafter maintained.

Reason: To ensure satisfactory care of trees and to comply with policies QD15 & QD16 of the Brighton & Hove Local Plan.

13) UNI

The vehicular crossovers onto the public highway shall be constructed in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

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

14) UNI

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

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

15) UNI

The development shall be implemented in accordance with the landscaping details approved under BH2014/00959 and thereafter retained as such.

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

16) UNI

The development shall be implemented in accordance with the details of fences for tree protection measures approved under BH2014/00959. The fences shall be retained until the completion of the development and no vehicles, plant or machinery shall be driven or placed within the areas enclosed by such fencing.

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.

17) UNI

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles belonging to residents of the development or their visitors.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.

18) UNI

The development hereby permitted shall be carried out in accordance with 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 Site Plan	GD355/P/100		10th February 2014
Proposed Lower Ground Floor Plan	GD355/P/101		10th February 2014
Proposed Ground Floor Plan	GD355/P/102		10th February 2014
Proposed First Floor Plan	GD355/P/103		10th February

			2014
Proposed Third Floor Plan	GD355/P/105		10th February 2014
Proposed Elevations	GD355/P/200		10th February 2014
Existing & Proposed Street Elevations	GD355/P/201		10th February 2014
Proposed Site Sections	GD355/P/300		10th February 2014
Elevation C (Rear Gardens)	GD357/GA203	C	18th August 2014
Elevation A (The Upper Drive)	GD357/GA201	B	18th August 2014
Elevation D (Neighbouring No.17)	GD357/GA204	C	18th August 2014
Proposed Second Floor Plan	GA104	E	18th August 2014
Existing Site Survey	TA407/02	A	19th January 2014
Existing Site Location Plans	TA407/01	B	19th January 2014

BH2014/01497

31 Wilbury Villas Hove

Certificate of lawfulness for existing use as six bedroom small house in multiple occupation (C4).

Applicant: Southdown Housing Association

Officer: Jonathan Puplett 292525

Approved on 22/09/14 DELEGATED

BH2014/02243

12 Bigwood Avenue Hove

Erection of single storey rear extension.

Applicant: Ms Catherine Pierce

Officer: Jonathan Puplett 292525

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The brick faced walls of the extension hereby permitted shall match 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
LOCATION AND BLOCK PLAN	01	A	07/07/2014
EXISTING GROUND FLOOR PLAN	02	A	07/07/2014
EXISTING ELEVATIONS	03	A	07/07/2014

EXISTING FIRST FLOOR PLAN	03	A	07/07/2014
PROPOSED GROUND FLOOR PLAN	10	A	07/07/2014
PROPOSED FIRST FLOOR PLAN	11	A	07/07/2014
PROPOSED ELEVATIONS AND SECTIONS	12	A	07/07/2014

BH2014/02260

Flat 4, 53 The Drive Hove

Internal alterations to layout of flat. (Part Retrospective)

Applicant: Sir William Housego-Woolgar

Officer: Joanne Doyle 292198

Approved on 30/09/14 DELEGATED

1) BH01.05

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

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

2) UNI

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.

3) UNI

The reinstatement of the fire place to the small front bedroom shall be completed in accordance with the approved plans within 3 months of this approval.

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

BH2014/02496

10 The Upper Drive Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr David Hindmarch

Officer: Joanne Doyle 292198

Approved on 19/09/14 DELEGATED

BH2014/02528

Park Gate Somerhill Road Hove

Refurbishment of 4no lift towers to the roofs of Park Gate. Removing the existing glass, frames and UPVC cladding, creating an upstand for weatherproofing and installation of aluminium curtain walling with double glazing to match existing.

Applicant: Austin Rees Block & Estate Management

Officer: Christopher Wright 292097

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan & Block Plan	14-117-01	B	1 Aug 2014
Existing Elevations	14-117-02	A	28 Jul 2014
Existing Elevations	14-117-03	A	28 Jul 2014
Existing Lift Rooms	14-117-04	A	28 Jul 2014
Proposed Lift Rooms - Typical Details for Refurbishment Type A	14-117-05	A	28 Jul 2014
Proposed Lift Rooms - Typical Details for Refurbishment Type B	14-117-06	A	28 Jul 2014
Existing Roof Plan	14-117-07	A	1 Aug 2014
Proposed Elevations	14-117-08		7 Aug 2014
Proposed Elevations	14-117-09		7 Aug 2014
SkyGard SKY50, SKY65 and SKY71 Profile Details			28 Jul 2014

BH2014/02572

84-86 Denmark Villas Hove

Application for Approval of Details Reserved by Condition 3 (i) of application BH2014/01042

Applicant: Chestnut Development Co Ltd

Officer: Christopher Wright 292097

Approved on 26/09/14 DELEGATED

BH2014/02574

25 Addison Road Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mrs Shirley Greenhalgh

Officer: Lorenzo Pandolfi 292337

Approved on 18/09/14 DELEGATED

BH2014/02578

23 Addison Road Hove

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

Applicant: Mr Izi Muraben

Officer: Joanne Doyle 292198

Approved on 23/09/14 DELEGATED

BH2014/02596

Flat 3 75 The Drive Hove

Internal alterations to layout of flat.

Applicant: Mrs A Hayes

Officer: Christopher Wright 292097

Refused on 25/09/14 DELEGATED

1) UNI

The internal alterations are considered inappropriate to the proportions and character of the Listed Building interior. The shower cubicle has an alien and incongruous appearance within the room and detracts from the historic significance of the Listed Building. As such the proposal is contrary to policy HE1

of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the above reason for refusal, the applicant has not submitted sufficient detail of any extraction systems or pipe-work necessary as part of the works and therefore it has not been possible to fully assess the impact of the works upon the historic fabric of the Listed Building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/02681

Gill House Conway Street Hove

Application for variation of condition 2 of application BH2012/00671 (Sub-division of existing offices into 6no units with external alterations including relocation of external staircase, new balustrade to existing balcony, installation of new and additional double glazed windows, creation of cycle and bin storage areas and two additional parking spaces) to permit alterations to layout of South elevation and to mullions of North elevation.

Applicant: Harket Property LLP

Officer: Andrew Huntley 292321

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans and College Cycle Shelter specifications. The facilities shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development and to comply with Local Plan policies TR1, TR14, TR19 and Supplementary Planning Guidance Note 4 (parking).

3) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and Supplementary Planning Guidance Note 4 (parking).

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
Floor Plans & Elevations	1052/11/P/01		08.08.2014
Proposed Floor Plans & Elevations	1052/11/P/01E		08.08.2014
Location and Block Plan	1052/11/P/03A		08.08.2014
Floor Plans & Elevations	1052/11/P/02		06.03.2012
Window Details	1052/11/P/04		06.03.2012

Fencing Details	00 J1/01064		06.03.2012
Window Sections			06.03.2012
College Cycle Shelter Details			06.03.2012

BH2014/02699

19 Chanctonbury Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.1m and for which the height of the eaves would be 2m.

Applicant: Mr Elliott Gibson

Officer: Mark Thomas 292336

Prior approval not required on 18/09/14 DELEGATED

BH2014/02754

55 Wilbury Avenue Hove

Erection of conservatory extension to front elevation to replace existing.

Applicant: Ms Kay Shepherd

Officer: Tom Mannings 292322

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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 regarding protection of Elm and shrubbery area at front of property has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

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

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	811.01		14/08/14
Block Plan	811.02		14/08/14
Plan & Front Elevation as Existing	811.03		14/08/14
Sections AA, BB as Existing	811.04		14/08/14
Side Elevations as Existing	811.05		14/08/14

Plan & Front Elevation as Proposed	811.06	A	14/08/14
Sections AA, BB as Proposed	811.07	A	14/08/14
Side Elevations as Proposed	811.08	A	14/08/14

HANGLETON & KNOLL

BH2014/01071

165 Hangleton Way Hove

Change of use of part of ground floor from retail (A1) to café (A3) and takeaway (A5) including installation of extraction flue to side elevation.

Applicant: Mr Alfonso Comitini

Officer: Liz Arnold 291709

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved use shall not be open or in use between the hours of 22:00 and 06:00 on Mondays to Sundays.

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

3) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the staff 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 installation of the external flue hereby permitted shall be carried out in accordance with the Acoustic Associates BS4142 Assessment (External Plant Machinery Noise) Report received on the 20th August 2014.

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

5) UNI

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

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

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 Plans	13064/01R1	-	3rd June 2014
Proposed Plans	13064/02R1	-	3rd June 2014

7) UNI

The hereby approved extract equipment shall not operate except between the hours of 10:00 and 21:30 on Mondays to Sundays.

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

BH2014/02357

38 & 38A Hardwick Road Hove

Creation of hardstanding and erection of fencing with associated alteration to garden access incorporating installation of a new door to side elevation. (Part Retrospective)

Applicant: Nicola Spencer

Officer: Allison Palmer 290493

Approved on 30/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			21/08/2014
Pre-existing garden plan			29/07/2014
Front elevation porch			18/08/2014
Pre-existing front elevation			18/08/2014
Existing side elevation porch			18/08/2014
Existing side elevation			18/08/2014
Front elevation			29/07/2014
Proposed side elevation			18/08/2014
Side elevation wall			29/07/2014
Proposed works			29/07/2014
Proposed works			29/07/2014
Letter from Housing			14/07/2014
Photos			26/07/2014
Photos			14/07/2014

BH2014/02493**20 Olive Road Hove**

Application for approval of details reserved by conditions 5ia, 5ib, 5ic, 6, 7, 8 and 9 of application BH2013/03982.

Applicant: Billaway Developments Ltd

Officer: Helen Hobbs 293335

Split Decision on 02/10/14 DELEGATED**1) UNI**

The details pursuant to conditions 6 and 9 subject to full compliance with the submitted details.

1) UNI

Insufficient information has been submitted in relation to the potential of land contamination on site and in order to comply with the requirements of condition 5. The scheme is therefore contrary to policy SU11 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted regarding the boundary treatments of the site in order to comply with the requirements of condition 7. The scheme is therefore contrary to policy QD1 of the Brighton & Hove Local Plan.

3) UNI3

The details submitted in respect of condition 8 do not demonstrate that the development would be in full compliance with the Lifetime Homes Standards. The scheme is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2014/02533**13 Clarke Avenue Hove**

Erection of single storey rear extension.

Applicant: Asset Team BHCC

Officer: Benazir Kachchhi 294495

Approved on 02/10/14 DELEGATED**1) BH01.01**

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

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

2) UNI

The 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

The development hereby permitted shall be carried out in accordance with 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	13-CA-03		13 August 2014
Site Location Plan, existing and proposed floor plans	13-CA-01		28 July 2014
Existing and proposed elevations	13-CA-02		28 July 2014

BH2014/02616

3 Sylvester Way Hove

Erection of a single storey front side and rear extension.

Applicant: Miss A Linkman

Officer: Lorenzo Pandolfi 292337

Refused on 30/09/14 DELEGATED

1) UNI

The proposed development, by reason of the excessive scale, unbalanced proportions and varying forms, would not be appropriately designed, detailed or sited in relation to the recipient dwelling and would, as a result, detract from the character and appearance of the building and have a harmful visual impact on the wider street scene. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed development, by reason of its bulk and siting in relation to large windows to the side elevation of the adjoining property to the east (1 Sylvester Way), would impact on the neighbouring property through loss of light and outlook. The proposal would therefore result in significant harm to neighbouring amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

NORTH PORTSLADE

BH2014/02549

80 Graham Avenue Portslade

Erection of single storey rear extension, relocation of air conditioning units and associated alterations.

Applicant: Martin McColls Ltd

Officer: Andrew Huntley 292321

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level with no tonal characteristics. 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 not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan			01.08.2014
Existing Floor Plans & Elevations			01.08.2014
Existing & Proposed Roof Plans			01.08.2014
Proposed Floor Plans & Elevation			01.08.2014

BH2014/02679

57 Crest Way Portslade

Erection of 1no two storey house adjoining existing house, with associated landscaping.

Applicant: Mr & Mrs Livesey

Officer: Helen Hobbs 293335

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the dwelling hereby permitted shall match in material, colour, style, bonding and texture those of No. 57 Crest Way, Hove.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site plan and elevations	0574/1809		7th August 2014
Proposed dwelling	0574/1810		7th August 2014

10) 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. The scheme should show at least one replacement tree. The scheme shall include indications of all existing trees and hedgerows that are to be retained along with measures for their protection during the course of the development.

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

SOUTH PORTSLADE

BH2014/00752

267 Old Shoreham Road Portslade

Conversion of existing supported living accommodation (C2) to form 1no two bedroom flat and 1no three bedroom flat (C3) incorporating a rear dormer.

Applicant: Asset Team BHCC

Officer: Paul Earp 292454

Approved on 22/09/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed layout	267-OSR-01	A	09/09/2014
Existing and proposed elevations	267-OSR-02	A	05/09/2014
Existing front elevation	267-OSR-03	A	18/07/2014
Site plan	267-OSR-04		07/03/2014

3) UNI

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

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

4) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 17 March have been fully implemented, and such measures shall thereafter be retained as such.

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

5) UNI

The two windows hereby approved on the side elevation shall be obscurely glazed and shall be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the adjacent property and to comply with policy QD26 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

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.

BH2014/02459

St Marys C P School Church Road Portslade

Erection of canopy to West elevation

Applicant: St Marys C P School

Officer: Helen Hobbs 293335

Refused on 22/09/14 DELEGATED

1) UNI

The canopy, by reason of the siting, design, materials and scale, has an unduly dominant and incongruous appearance which is detrimental to character and appearance of the existing property, street scene and surrounding area. As such the development is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan.

BH2014/02546

Flat 1 79 Trafalgar Road Portslade

Certificate of Lawfulness for proposed conversion of basement into habitable accommodation.

Applicant: Mrs O Olorenshaw

Officer: Benazir Kachchhi 294495

Approved on 29/09/14 DELEGATED

BH2014/02750

3 Mill Close Portslade

Certificate of Lawfulness for proposed loft conversion incorporating 2no front rooflights and dormer to the rear.

Applicant: Mr Graham Warner

Officer: Tom Mannings 292322

Approved on 02/10/14 DELEGATED

HOVE PARK

BH2014/00922

Hove Park Depot The Drove Hove

Demolition of existing buildings and construction of a new two storey primary school building with solar panels and windcatchers, associated access works and hard and soft landscaping.

Applicant: Kier Construction
Officer: Jonathan Puplett 292525
Approved after Section 106 signed on 24/09/14 COMMITTEE

1) UNI

No development shall take place until an assessment of radon levels at the site has been undertaken and details of any required mitigation of radon levels submitted to and approved in writing by the Local Planning Authority. Submitted mitigation methods shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

2) UNI

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

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; (Please note that a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below. However, this will be confirmed in writing);and unless otherwise agreed in writing by the local planning authority,

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

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

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

a) built drawings of the implemented scheme;

b) photographs of the remediation

3) 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.

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	100		10/04/2014
BLOCK PLAN	101		21/03/2014

SITE PLAN	102		21/03/2014
EXISTING ELEVATIONS	103		21/03/2014
EXISTING ELEVATIONS	104		21/03/2014
PROPOSED GROUND FLOOR PLAN	106	A	21/03/2014
PROPOSED FIRST FLOOR PLAN	107	A	21/03/2014
PROPOSED ROOF PLAN	108	A	21/03/2014
PROPOSED ELEVATIONS	109	A	21/03/2014
PROPOSED ELEVATIONS	110	A	21/03/2014
PROPOSED ELEVATIONS	111	A	21/03/2014
PROPOSED ELEVATIONS	112	A	21/03/2014
LANDSCAPING PLAN	200		21/03/2014
LANDSCAPING PLAN	201		21/03/2014
LANDSCAPING PLAN	300		21/03/2014
LEVELS PLAN	600		21/03/2014
LANDSCAPING PLAN	L.100		21/03/2014

5) UNI

The use of the site hereby approved shall be limited to a total on site occupation of no more than 630 pupils and 50 full time equivalent staff at any time.

Reason: To ensure the development provides for the travel demand which it creates and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

6) UNI

The measures and strategies set out in the Reptile Survey received 19 May 2014 and the Preliminary Ecological Appraisal received 21 March 2014 shall be carried out in full and retained as such thereafter.

Reason: To ensure that species and ecology is protected and to accord

7) UNI

No hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. The report must first be agreed in writing by the Local Planning Authority and shall then be carried out in strict accordance with the approved details.

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

8) UNI

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

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

9) UNI

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

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

with policy HE6 of the Brighton & Hove Local Plan.

10) UNI

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

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

11) UNI

Notwithstanding the approved details, no work shall take place above ground floor slab level of any part of the development hereby approved until large scale details of the elevations and its elements including reveals and change of plane, windows, doors, copings and parapets, thresholds and steps (1:20 elevations and 1:1 scale frame sections), and solar shading be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies SU2 and HE6 of the Brighton & Hove Local Plan.

12) UNI

Notwithstanding the approved details, no work shall take place above ground floor slab level of any part of the development hereby approved until full details of proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict 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.

13) UNI

No work shall take place above ground floor slab level of any part of the development hereby approved until full details of the proposed secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 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.

15) UNI

No development shall take place until details of measures to divert / protect the public water supply have been submitted to and agreed in writing by the Local Planning Authority (in conjunction with Southern Water). The measures shall be

carried out in fully in accordance with the agreed details and retained as such thereafter.

Reason: To ensure the protection of the public water supply which runs through the site.

16) 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

17) UNI

No work shall take place above ground floor slab level of any part of the development hereby approved until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

18) UNI

Notwithstanding the approved details, no work shall take place above ground floor slab level of any part of the development hereby approved until full details of proposed external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that night time spillage and glare on to boundary trees and hedge lines shall be minimised, and that the best practice guidance (Institute of Ecology and Environmental Management 2006, Institute of Lighting Engineers 2007) is to be followed.

Reason: To ensure that bats are not unnecessarily disturbed by the proposed development and to comply with policy QD18 of the Brighton & Hove Local Plan

19) 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 Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

20) UNI

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

Reason: To protect the trees which are to be retained on the site in the interest of

the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

21) UNI

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

Reason: To 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.

22) UNI

No work shall take place above ground floor slab level of any part of the development hereby approved until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

23) UNI

No work shall take place above ground floor slab level of any part of the development hereby approved 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 the planting of 10 replacement trees to mitigate those being removed, 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 and QD15 of the Brighton & Hove Local Plan.

24) UNI

No infiltration of surface water drainage into the ground is 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 controlled waters. The development shall be carried out in accordance with the approval details.

Reason: The site lies above the Newhaven Chalk Formation which is designated a Principal Aquifer and lies within the Source Protection Zone 1 (SPZ1) for the Goldstone Public Water Supply. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and potable supplies.

25) 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented

as approved.

Reason The site lies above the Newhaven Chalk Formation which is designated a Principal Aquifer and lies within the Source Protection Zone 1 (SPZ1) for the Goldstone Public Water Supply. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site and potable supplies.

26) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

BH2014/01594

Pavilion & Avenue Tennis Club 19 The Drove Hove

Application for variation of condition 11 of BH1998/02626/FP (Amendment to consent (reference 3/96/0334(F)) for change of use from private school playing fields to use by tennis club with extension to existing courts to provide 4 extra courts including protected floodlighting to southern courts comprising alteration to buffer zone to allow retention of existing buildings for use as a clubhouse and alterations to landscaping (revised)) to state that the access between 1 & 3 The Drove shall be used for emergency purposes plus maintenance and access and parking for 2 car spaces with onsite turning space within the site boundaries.

Applicant: Pavilion & Avenue Tennis Club

Officer: Adrian Smith 290478

Approved on 08/10/14 DELEGATED

1) UNI

Not used.

2) UNI

Prior to the first use of the parking bays and turning area, as detailed on approved drawing no. 04, directional signs shall be installed granting priority to vehicles entering the site. The signs shall be retained as such thereafter.

Reason: in the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

3) UNI

The area shown for parking on the approved plans shall not be used for any purpose other than the parking of vehicles.

Reason: To comply with the policy of the Council to ensure that adequate accommodation is provided for motor vehicles and thereby safeguard traffic on the public highway (and to enable vehicles to enter and leave the premises in a forward direction.)

4) UNI

The lighting units shall be installed in such a manner as to ensure that light sources and reflectors are not directly visible from the habitable room windows of any property directly abutting the site. Any method or equipment for shielding the light sources proposed shall be subject to approval and testing on site and written confirmation of acceptability by the Council before the floodlights are first brought into use. There shall be no subsequent variation of the lights without the written approval of the Council.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

At no time and under no circumstances shall the light from the floodlights into the habitable room windows of adjacent buildings exceed a level of 2 lux vertical illuminance.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The mound along the southern boundary of the site shall be reduced to the dimensions indicated on drawing no. 9717/24D Sheet 2 and shall be turfed and planted in accordance with the planting scheme indicated on drawing no. 9870/02D before 31 March 2000.

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

7) UNI

Any additional lighting within the site beyond the 15 floodlights hereby approved shall be in accordance with details which shall have been previously approved by the Council.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The courts shall only be used for the playing of tennis between the hours of 8am and 10pm and shall not be used at any other time for any other purpose. The lights shall only be illuminated between the hours of 8am and 10pm.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The site shall only be used between the hours of 7.30am and 10.30pm.

Reason: To safeguard the amenities enjoyed by the occupiers of adjoining residential properties and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

Not used.

11) UNI

The access between 1 and 3 The Drove way shall only be used for emergency purposes and maintenance and for the parking of two vehicles, as detailed on approved drawing no. 04, belonging to members of staff. The access shall not be used for any other purposes associated with the tennis club without the prior consent of the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with policies TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The clubhouse shall not be used for organised social events, meetings and the serving of hot food or alcoholic drink.

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

13) UNI

Not used.

14) UNI

Not used.

15) UNI

The development shall be carried out wholly in accordance with amended plan No. 9870/02d submitted on 16/07/99 and plans 9717/20D and 24D (sheets 1 and 2) received on 17/08/99, the letter dated 23 August 1999, and drawing no. 04 received on 19 September 2014.

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

16) UNI

The raised mound on the southern boundary shall be accessed for maintenance only and not for the viewing of tennis.

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

17) UNI

Not used.

BH2014/01988

168 Old Shoreham Road Hove

Conversion of existing office (B1) to form 1no one bedroom flat (C3) at first floor level with associated formation of Juliet balcony to rear elevation. (Retrospective)

Applicant: Dr Harjinder Heer

Officer: Andrew Huntley 292321

Approved on 23/09/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	468(PL)2a		18.06.2014
Existing & Proposed Floor Plans & Elevations			20.08.2014
Cycle Parking & refuse Plan	468(PL)11		18.07.2014

2) UNI

Prior to first occupation of the flat, full details of the proposed side gate and fence including the height, design and material have been submitted to and approved in writing by the Local Planning Authority. The gate and fence shall be provided in accordance with the approved details before the building is occupied.

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

3) UNI

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

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

4) UNI

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.

BH2014/02194

49 Hill Drive Hove

Application for approval of details reserved by conditions 4 and 5 of application BH2014/00348.

Applicant: Mr & Mrs Starr

Officer: Christopher Wright 292097

Split Decision on 19/09/14 DELEGATED

1) UNI

the details pursuant to condition 5 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 4 are NOT APPROVED for the reason set out below.

1. The details submitted pursuant to compliance with condition 4 of application BH2014/00348 to which the decision notice dated 25 April 2014 are insufficient and do not meet the full requirements of the condition.

BH2014/02322

13 Lloyd Road Hove

Non material amendment to BH2013/00900 to revise windows to accord with internal plans.

Applicant: Ms Sarah Dibsall

Officer: Adrian Smith 290478

Approved on 29/09/14 DELEGATED

BH2014/02349

Unit 9 Sx Hse Ind Est 270-272 Old Shoreham Road Hove

Erection of 2no. single storey infill extensions, installation of rear fire exit door, cladding to roof, walls to rear toilet block and replacement of gutters and downpipes.

Applicant: Kenray Ltd t/a K&L Laminators

Officer: Sonia Gillam 292265

Approved on 26/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

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			14/07/2014
Block plan			14/07/2014
Existing floor plan	01		14/07/2014
Existing elevations	02		14/07/2014
Existing rear elevation	03		14/07/2014
Proposed floor plan	04	A	26/08/2014
Proposed elevations	05	A	26/08/2014
Proposed rear elevation	06	A	26/08/2014

BH2014/02351

61 Elizabeth Avenue Hove

Roof extension incorporating rooflights to side elevations. (Part Retrospective)

Applicant: Trevor Swaysland

Officer: Joanne Doyle 292198

Approved on 30/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	RFA 13/289/OS		11 Jul 2014
Existing Floor Plan & Roof Plan	RFA 13/289/11B		11 Jul 2014
Proposed Floor Plan & Roof Plan	RFA 13/289/11C		11 Jul 2014
Existing Elevations	RFA 13/289/13		11 Jul 2014
Proposed Elevations	RFA 13/289/13A		11 Jul 2014

BH2014/02448

41 Amherst Crescent Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Robbie Ringland

Officer: Benazir Kachchi 294495

Split Decision on 19/09/14 DELEGATED

1) UNI

The proposed extension is permitted under Schedule 2, Part 1 Class A of the

Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

The proposed decking is not permitted under Schedule 2, Part 1 Class A (i) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/02515

53 Hove Park Road Hove

Demolition of existing garage and erection of 1no three bedroom dwelling (C3) fronting Shirley Drive.

Applicant: Mr & Mrs Rents

Officer: Christopher Wright 292097

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The upper floor level windows in the north and south facing flank elevations and easterly facing rear elevation of the development hereby permitted shall be obscure glazed and, 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, non-opening, and thereafter permanently retained as such.

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

3) UNI

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

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD1, QD2, QD3, QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar

size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until fences for the protection of trees to be retained, and specifically the Elm tree on the verge in front of the site along Shirley Drive, have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code Level 4 as a minimum for the residential unit has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable. Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11) 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.

12) UNI

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

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and Site Location Plan	TA750/01	E	25 Jul 2014
Existing Site Plan	TA750/02	A	25 Jul 2014
Existing Street Scene	TA750/03	B	25 Jul 2014
Proposed Site Plan	TA750/10	H	25 Jul 2014
Proposed Floor Plan	TA750/11	G	25 Jul 2014
Proposed Floor Plan	TA750/12	E	25 Jul 2014
Proposed Elevations	TA750/13	F	25 Jul 2014
Proposed Elevations	TA750/14	F	25 Jul 2014
Proposed Street Scene	TA750/15	F	25 Jul 2014

14) UNI

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

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

BH2014/02618

27 Woodland Drive Hove

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

Applicant: Mr Ben Cox

Officer: Liz Arnold 291709

Approved on 02/10/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

3) UNI

The first floor bathroom / shower room windows in the southern and northern elevation of the development hereby permitted shall be obscure glazed and, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The windows 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.

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	4th August 2014
Block Plan - As Proposed	-	-	4th August 2014
Survey of Existing - Floor Plans	1	-	4th August 2014
Survey of Existing - Elevations	2	-	4th August 2014
Proposed Alterations - Ground, 1st Floor Plans	3	B	22nd September 2014
Proposed Alterations - Elevations	4	A	4th August 2014
Proposed Alterations - 2nd Floor Plan	5	A	4th August 2014
Plan & Elevations to Show Proposal & Adjoining Properties	5	A	13th August 2014

6) UNI

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

site and trees in the grounds of The Pantiles (covered by TPO (No 9) 2006) has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

Reason: To ensure the adequate protection of the protected trees which are located within the vicinity of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

BH2014/02641

45 Benett Drive Hove

Application for approval of details reserved by condition 3 of application BH2014/00063.

Applicant: Keely Smith

Officer: Christopher Wright 292097

Approved on 23/09/14 DELEGATED

BH2014/02680

11 Orchard Road Hove

Erection of a two storey side extension.

Applicant: Darren Boyd-Annells

Officer: Lorenzo Pandolfi 292337

Refused on 02/10/14 DELEGATED

1) UNI

The proposed side extension would, by reason of its scale and bulk, have an unduly dominant relationship with the recipient property and the character and appearance of the locality, to the detriment of unbalancing the pair of semi-detached properties and the visual amenity of the host property. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2014/02799

85 Shirley Drive Hove

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

Applicant: Mr Paul Chalkley

Officer: Benazir Kachchi 294495

Prior approval not required on 18/09/14 DELEGATED

BH2014/03005

6 Hove Park Gardens Hove

Non Material Amendment to BH2013/03716 to change exposed brickwork to render and to change roof tiles to dark grey cambrian slate.

Applicant: Mr J Foot

Officer: Jason Hawkes 292153

Refused on 25/09/14 DELEGATED

1) UNI

The proposed revision to alter the appearance of the garage approved under application BH2013/03716 is considered material and warrants the submission of a further application for planning permission.

WESTBOURNE

BH2014/00936

130 Cowper Street Hove

Change of Use from car valeting (B1) to medical clinic/consulting rooms (D1) including additional storey with pitched roof.

Applicant: R & R Developments

Officer: Jonathan Puplett 292525

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

No development shall take place until full details of proposed cycle parking provision have been submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be implemented and available for use prior to the commencement of the use hereby approved.

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

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

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

6) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
LOCATION PLAN			20/03/2014
BLOCK PLAN			20/03/2014
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS			20/03/2014

7) UNI

The use hereby approved shall only be open to members of the public between the hours of 09.00 and 18.00 Monday to Friday, and 09.00 and 13.00 Saturday, and shall not be members of the public at any other time.

Reason: To protect the amenity of neighbouring occupiers and to accord with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2014/00956

9-13 Langdale Road Hove

Change of use from nursing home (C2) to 1no five bedroom, 1no six bedroom and 1no 7 bedroom detached dwellings (C3) with associated alterations including removing of external fire escape, demolition of links between buildings and rear extension.

Applicant: Jogi Vig

Officer: Jason Hawkes 292153

Approved on 29/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

The new 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.

3) UNI

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

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

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

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.

6) UNI

The development hereby permitted shall not begin until such time as a scheme for the reinstatement of the ambulance parking spaces (on Langdale Road) back into residents parking spaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: To ensure that the development provides for the demand for travel it creates and to comply with policy TR1 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

9) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

10) UNI

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

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

11) UNI

The development hereby permitted shall be carried out in accordance with 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 Layout	566/01		25th March 2014
Site Plan and Block Plan	566/03		25th March 2014
Proposed Conversion to 3no Houses	566/04	A	25th March 2014
Proposed Side Elevations	566/05		25th March 2014

12) UNI

The external finishes of the dwellinghouses hereby permitted (following demolition of the link extensions) 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.

BH2014/02423

Flat 3 104 Montgomery Street Hove

Erection of single storey rear extension.

Applicant: Godfrey Investments

Officer: Christopher Wright 292097

Approved on 07/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Rear Extension Location Plans	1242 01		16 Jul 2014
Existing Layout	1242 02		16 Jul 2014

Proposed Layout	1242 03		
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BH2014/02454

34 Sackville Gardens Hove

Erection of single storey rear extension.

Applicant: Mr Matthew Kennedy Martin

Officer: Lorenzo Pandolfi 292337

Approved on 19/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	CH617/001		22/07/2014
Existing Plans	CH617/002		22/07/2014
Existing Plans & Elevations	CH617/003		22/07/2014
Existing Elevations and Sections	CH617/004		22/07/2014
Proposed Plans	CH617/005		22/07/2014
Proposed Plans & Elevations	CH617/006		22/07/2014
Proposed Elevations and Sections	CH617/007		22/07/2014

3) UNI

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

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

BH2014/02457

14 Princes Crescent Hove

Replacement metal garage door.

Applicant: Samantha Bailey

Officer: Benazir Kachchhi 294495

Approved on 26/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			24 July 2014

Supporting images			21 July 2014
Section C-C			01 August 2014
Ground floor plan			01 August 2014
Garage doors brochure			01 August 2014

BH2014/02464

26 Sheridan Mansions Sheridan Terrace Hove

Replacement UPVC double glazed front and rear windows and rear door.

Applicant: Mr Kenneth Redbourn

Officer: Benazir Kachchhi 294495

Approved on 29/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			06 August 2014
Glazing patterns			06 August 2014
Profile and Component Chart			23 July 2014

BH2014/02548

22 Reynolds Road Hove

Application for variation of condition 2 of application BH2014/00868 (Erection of single storey rear extension and insertion of window and door to ground floor side elevation) to allow for alterations to fenestration.

Applicant: Mr Robert Erskine

Officer: Lorenzo Pandolfi 292337

Approved on 22/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans			28/07/2014
Existing Elevations			28/07/2014
Proposed Floor Plans			28/07/2014
Proposed Elevations			28/07/2014
Site and Block Plan			28/07/2014

BH2014/02607

Aldrington House Hospital 35 New Church Road Hove

Demolition of existing conservatory and erection of new conservatory to the front at first floor level.

Applicant: Sussex Partnership NHS Trust

Officer: Christopher Wright 292097

Refused on 08/10/14 DELEGATED

1) UNI

The proposed development would, due to its scale, form, design, prominent position and materials, have an unduly dominant, unsympathetic and incongruous relationship with the recipient building visually. As such the addition would detract from the character and appearance of the Building of Local Interest and have a detrimental impact on visual amenity, contrary to policies QD1, QD14 and HE10 of the Brighton & Hove Local Plan.

BH2014/02663

51 New Church Road Hove

Conversion of existing house comprising 2no residential units to form 5no self-contained flats (C3), incorporating single storey rear extension with screened roof terrace over, loft conversion with rear dormer and rooflights to sides, additional parking, associated alterations and landscaping.

Applicant: Mr Jonathan Bull

Officer: Jason Hawkes 292153

Approved on 02/10/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

The screen for the approved rear first floor terrace, as indicated on drawing nos.TA783/C13D and C14C, shall be installed prior to the first occupation of Unit 4. The screen shall be retained as such thereafter.

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

6) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

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

10) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) 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.

12) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plans	TA783/C01	B	7th August 2014
Existing Site Survey	TA783/C02	A	7th August 2014
Existing Streetscene	TA783/C03	A	7th August 2014
Existing Basement Plan	TA783/C04	A	7th August 2014
Existing Ground and First Floor Plan	TA783/C05	A	7th August 2014
Existing Elevations	TA783/C06	A	7th August 2014
Existing Elevations	TA783/C07	A	7th August 2014
Existing Sections	TA783/C08	A	7th August 2014
Proposed Site Plan	TA783/C10	A	7th August 2014
Proposed Plans 1	TA783/C11	B	7th August 2014
Proposed Plans 2	TA783/C12	E	1st October 2014
Proposed Elevations 1	TA783/C13	E	1st October 2014
Proposed Elevations 2	TA783/C14	D	1st October 2014
Proposed Sections	TA783/C15	C	1st October 2014

13) UNI

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

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

9 - 30 Pendragon Court Arthur Street Hove

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

Applicant: Southern Housing Group

Officer: Christine Dadswell 292205

Approved on 25/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	13-0482		07 August 2014
Existing Elevations, Existing and Proposed Window and Door Schedule	T3-0482		07 August 2014
Window Specification			07 August 2014

WISH

BH2014/01441

Glebe Villas Playing Field Chelston Avenue Hove

Application for variation of condition 3 of application BH2012/00248 (Removal of existing pavilion and erection of new single storey outbuilding incorporating teaching and changing facilities) to change the hours of usage to 08:00 to 21:00 Monday to Friday and 07:30 to 20:00 on Saturday.

Applicant: St Christophers School

Officer: Jason Hawkes 292153

Refused on 22/09/14 DELEGATED

1) UNI

The variation of condition 3 would result in the use of the pavilion on Saturdays between 07.30 and 20.00. The pavilion is in close proximity to residential properties and the proposal would result in a detrimental impact on the amenity of adjacent residential properties in respect of noise disturbance and an unneighbourly use. The scheme is therefore deemed contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2014/01797

173 New Church Road Hove

Demolition of garage/outbuilding and erection of 1no three bed detached dwelling (C3).

Applicant: Bayside Property Investment

Officer: Sonia Gillam 292265

Refused on 22/09/14 DELEGATED

1) UNI

The proposed dwelling, by virtue of its siting, height and massing in close proximity to shared boundaries, represents a cramped form of development which would create an unduly dominant and overbearing presence and result in significant overlooking and loss of privacy for occupants of adjoining properties. This harm is considered to outweigh the benefit provided by the additional

residential unit. As such, the proposal would be contrary to policies QD2 and QD27 of the Brighton & Hove Local Plan.

BH2014/02420

14 Portland Avenue Hove

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

Applicant: Mr & Mrs M and J Wingate

Officer: Lorenzo Pandolfi 292337

Refused on 19/09/14 DELEGATED

1) UNI

The proposed development would have a harmful visual impact in relation to the adjoining properties and would detract from the character of the surrounding scene. As such the proposal is considered contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 "Design Guidance for Extensions and Alterations".

2) UNI2

The neighbouring property to the north would suffer from overshadowing and strong sense of enclosure. As such the proposal is considered contrary to policy QD27 of the Brighton & Hove Local Plan and SPD12 "Design Guidance for Extensions and Alterations".

BH2014/02439

8 Brittany Road Hove

Erection of single storey rear extension and roof alterations including hip to gable roof extension, rear dormer and rooflights to front.

Applicant: Mr Martin Flanagan

Officer: Tom Mannings 292322

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			23/07/14
Block Plan			23/07/14
Existing Plans, Elevations and Sections	14/1200/01		23/07/14
Proposed Plans, Elevations and Sections.	14/1200/02	B	23/09/14

BH2014/02460

39 Derek Avenue Hove

Formation of pitched roof to existing flat roof to front elevation.

Applicant: Mr & Mrs Mahatme

Officer: Benazir Kachchhi 294495

Approved on 18/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	SX 103604		22 July 2014
Block plan			22 July 2014
Existing floor plans and elevations			22 July 2014
Existing roof plan			22 July 2014
Proposed front elevation			22 July 2014
Proposed side elevation			22 July 2014
Proposed cross sections and roof plan			22 July 2014

BH2014/02480

39 Portland Avenue Hove

Application for Approval of Details Reserved by Condition 3 of application BH2013/03957.

Applicant: Ruth Preston

Officer: Tom Mannings 292322

Approved on 26/09/14 DELEGATED

BH2014/02481

39 Portland Avenue Hove

Erection of a single storey rear extension, installation of replacement roof covering to existing side extension and rear raised terrace.

Applicant: Mrs Ruth Preston

Officer: Jonathan Puplett 292525

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN AND BLOCK PLAN	482(PL)2		23/07/2014
EXISTING AND PROPOSED ELEVATIONS AND FLOORLANS	428(PL)1	B	25/09/2014

BH2014/02486

20 Kingsthorpe Road Hove

Erection of first floor rear extension with roof terrace above and glass balustrading. Conversion of existing garage into habitable living space with replacement of garage door with window. Creation of dormers to front and rear roof slopes.

Applicant: Ayiesha Adderley

Officer: Tom Mannings 292322

Refused on 29/09/14 DELEGATED

1) UNI

The proposed front and rear dormers would be unduly bulky, altering the front roofslope of the property, causing significant harm to the character and appearance of the property and the wider street scene. As such, the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD12: Design guide for extensions and alterations.

BH2014/02494

124 New Church Road Hove

Change of use from doctor's surgery (D1) to residential dwelling (C3), including loft conversion with rooflights and side dormer, new first floor side window and conversion of rear detached building to a garage.

Applicant: Dr Paul Evans

Officer: Jason Hawkes 292153

Approved on 18/09/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with 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	Y015-A01		24th July 2014
Block Plan	Y015-A02		24th July 2014
Existing Plan and Elevations	Y015-A03		24th July 2014
Proposed Plan and Elevations	Y015-D01		24th July 2014

6) UNI

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

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

BH2014/02554

10 Boundary Road Hove

Prior approval for change of use from retail unit (A1) to self-contained studio flat (C3) with external alterations to front and rear.

Applicant: Football 1x2 Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 24/09/14 DELEGATED

BH2014/02567

147 New Church Road Hove

Erection of first floor side extension.

Applicant: Mrs Christina Chan

Officer: Benazir Kachchhi 294495

Refused on 24/09/14 DELEGATED

1) UNI

The proposed development, by reason of its roof form, forward projection and siting on the shared boundary, would create a poor contrast with the existing building and would result in a more prominent structure along the shared

boundary. The resulting extension would appear poorly designed, sited and detailed in relation to the property to be extended and would result in a harmful loss of visual separation between the site and 145 New Church Road. The proposal would therefore harm the character and appearance of the building and wider surrounding area and is contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed development, by reason of its height, forward projection and siting on the shared boundary, would have a significant adverse impact on adjoining window openings at 145 New Church Road resulting in a harmful loss of light and outlook. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02599

Maritime House Basin Road North Portslade

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

Applicant: Atlantic Marine & Aviation LLP

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 24/09/14 DELEGATED

BH2014/02611

Martello House 315 Portland Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 32no units.

Applicant: GVA

Officer: Lorenzo Pandolfi 292337

Prior Approval is required and is approved on 30/09/14 DELEGATED

BH2014/02614

2 Mainstone Road Hove

Erection of a single storey rear extension.

Applicant: Mr & Mrs D Wade

Officer: Sonia Gillam 292265

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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 side 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.

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	14495-Loc		01/08/2014
Existing and proposed floor plans and elevations	14495-01		01/08/2014

BH2014/02667

23 Welbeck Avenue Hove

Erection of single storey side and rear extension.

Applicant: Mr Paul Sheffield

Officer: Lorenzo Pandolfi 292337

Approved on 01/10/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	1757-1		06/08/2014
Block Plan	1757-2		06/08/2014
Building Application Regulation	1757/3		13/08/2014
Building Application Regulation	1757/4		06/08/2014
Proposed Ground Floor Plan	1757/5A		06/08/2014
Proposed First Floor Plan	1757/6		06/08/2014
Sections	1757/7A		06/08/2014
Proposed Elevations	1757/8		06/08/2014
Existing Elevations	1757/9		06/08/2014

BH2014/02711

129 New Church Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.0m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 2.4m.

Applicant: Mark Ashworth

Officer: Mark Thomas 292336

Prior approval not required on 18/09/14 DELEGATED

BH2014/02725

13 Coleman Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof extension, dormer to rear elevation and front roof lights.

Applicant: Mr & Mrs Hoptroff

Officer: Benazir Kachchhi 294495

Approved on 02/10/14 DELEGATED

BH2014/02726

1 Woodhouse Road Hove

Erection of single storey rear extension.

Applicant: Mr M Lemee & Miss L J Farndon

Officer: Liz Arnold 291709

Approved on 26/09/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	11th August 2014
Block Plan	-	-	11th August 2014
Plans, Elevations And Section	01	-	11th August 2014

BH2014/02794

65 St Leonards Gardens Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable end roof extensions, front rooflight, side window and rear dormer.

Applicant: Mrs Kirstee Edbrooke

Officer: Lorenzo Pandolfi 292337

Approved on 01/10/14 DELEGATED

1) UNI

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

BH2014/02853

5 Chelston Avenue Hove

Erection of part single, part two storey rear extension and removal of existing single storey side extension and erection of single storey side extension.

Applicant: Mr & Mrs N Howell

Officer: Tom Mannings 292322

Refused on 02/10/14 DELEGATED

1) UNI

The proposed development, by virtue of its scale, bulk, height and design would form an overly dominant addition which would not appear subservient to the existing building and would result in an over-extended appearance to the property. The proposal would result in a significant and harmful change to the property's original plan form, character and appearance and impact upon the visual amenities of neighbouring properties. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

2) UNI2

The proposed development, by virtue of its height, level of projection and siting directly adjacent to the boundary with the neighbouring property, no. 7 Chelston Avenue, would result in an unneighbourly form of development, which would appear overbearing and result in a material loss of outlook to this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers of this property contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document SPD12: Design guide for extensions and alterations.

Withdrawn Applications