

PLANS LIST 19 November 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****BH2014/02069****2 Overhill Way Brighton**

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

Applicant: Mike Walker

Officer: Joanne Doyle 292198

Refused on 23/10/14 DELEGATED

1) UNI

The rear dormer windows, by reason of their excessive size, number and failure to align with the fenestration below would result in overly dominant features and a cluttered appearance to the rear roof slope. The proposed front rooflights in close proximity to the front dormer window, by reason of number, would create a cluttered appearance to the front roof slope. The proposal would therefore be of detriment to the character and appearance of the existing property and the wider Overhill Way street scene. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed first floor rear dormers by reason of their elevated height together with the siting of the property in close proximity with no. 44 Highview Avenue South to the east would result in increased overlooking and loss of privacy towards the side windows and garden space of no. 44 Highview Avenue South to the detriment of the residential amenity. As such, the proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02821**28 Highfield Crescent Brighton**

Formation of rear access steps and decking. (Retrospective)

Applicant: Mr Jasbir Johal

Officer: Robin Hodgetts 292366

Approved on 27/10/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			20/08/14

PLANNING COMMITTEE	Agenda Item 106(a)
	Brighton & Hove City Council

Block plan			20/08/14
Existing and proposed plans	01		01/09/14
Existing and proposed elevations	02		01/09/14

BH2014/02897

7 Denton Drive Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.11m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.98m.

Applicant: Mr Iain Palmer

Officer: Mark Thomas 292336

Prior approval not required on 09/10/14 DELEGATED

BH2014/02941

148 Mackie Avenue Brighton

Roof alterations including hip to gable roof extension, rear dormer and front rooflights.

Applicant: Mr Robert Ankers

Officer: Tom Mannings 292322

Refused on 16/10/14 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its excessive size and design, would be detrimental to the character and appearance of the property. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extension and Alterations (SPD12).

2) UNI2

The proposed hip to gable extension would unbalance the pair of semi detached properties and would be out of keeping within the street scene. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extension and Alterations (SPD12).

3) UNI3

The proposed 2no velux rooflights would not align with the existing windows below and relate poorly to the host building. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document Design Guide for Extension and Alterations (SPD12).

BH2014/03023

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

Application for Approval of Details Reserved by Condition 21 of application BH2011/03358.

Applicant: Hallmark Care Homes

Officer: Liz Arnold 291709

Approved on 09/10/14 DELEGATED

BH2014/03188

2 Highview Avenue 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 4m, for which the maximum

height would be 3.626m, and for which the height of the eaves would be 2.567m.

Applicant: Mr & Mrs Smith

Officer: Joanne Doyle 292198

Prior approval not required on 29/10/14 DELEGATED

BH2014/03189

4 Highview Avenue 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 4m, for which the maximum height would be 3.626m, and for which the height of the eaves would be 2.581m.

Applicant: Mr & Mrs James

Officer: Tom Mannings 292322

Prior approval not required on 29/10/14 DELEGATED

PRESTON PARK

BH2014/02413

Flat 2 122 Beaconsfield Villas Brighton

Installation of rear dormer and rooflights to front and rear elevations.

Applicant: Mr & Mrs Carr

Officer: Jessica Hartley 292175

Approved on 13/10/14 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 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.

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	ADC686/BP		18/07/2014
Location Plan	ADC686/LP		18/07/2014
Existing Plans	ADC686/01		18/07/2014
Existing Elevations	ADC686/02	A	18/07/2014
Proposed Plans	ADC686/03		18/07/2014
Proposed Elevations	ADC686/04		18/07/2014

BH2014/02625

Flats 1, 2 & 3 Westcombe 136 Dyke Road Brighton

Installation of ramped access to communal entrance from Dyke Road.

Applicant: Mrs Kelly Ridley

Officer: Joanne Doyle 292198

Approved on 10/10/14 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			05 Aug 2014
Block Plan			05 Aug 2014
Existing & Proposed Front Access	mb/03/westco mbe 1		05 Aug 2014
Existing & Proposed Elevations	Mb/04/westco mbe 1		05 Aug 2014

BH2014/02632**9 Stanford Avenue Brighton**

Conversion of care home (C2) to form 2no one bedroom and 2no two bedroom flats (C3) with associated works including alterations to fenestration and rear Juliet balcony.

Applicant: Mr Lindsay Shookye

Officer: Wayne Nee 292132

Approved on 09/10/14 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 side and rear elevations, following demolition and alteration works, 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

Notwithstanding the submitted plans the development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall make provision for a cycle ramp to improve access for future residents. 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.

4) UNI

The residential units hereby approved shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) UNI

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

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy SU2 of the Brighton & Hove Local Plan.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	13/149/skLoc		05 August 2014
Existing block plan	13/149/skBP1		05 August 2014
Proposed block plan	13/149/skBP		05 August 2014
Existing floor plans and elevations	13/149/01		05 August 2014
Proposed floor plans and elevations	13/149/02	A	05 August 2014

7) UNI

No 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.

BH2014/02683**29 Grantham Road Brighton**

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

Applicant: Mr S Crunden
Officer: Benazir Kachchhi 294495
Approved on 10/10/14 DELEGATED

BH2014/02684**Land to rear 7-9 Springfield Road Brighton**

Erection of a single storey three bed dwelling house with associated landscaping and pedestrian and cycle access.

Applicant: Geneva Investment Group Ltd
Officer: Liz Arnold 291709

Approved on 23/10/14 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 extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

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

6) UNI

(i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority: (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 all be confirmed in writing).

(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; 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) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

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

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

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

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 regarding tree protection of trees within site and within the vicinity of 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 Method Statement.

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

8) UNI

No development shall 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.

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

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

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

11) UNI

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.

12) UNI

No development shall take place until a Constructional Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- (i) The phases of the Proposed Development including the forecasted completion date(s)
- (ii) A commitment to apply to the Council for prior consent under the Control of Pollution Act 1974 and not to Commence Development until such consent has been obtained
- (iii) A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- (iv) A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site
- (v) A plan showing construction traffic routes

On receipt of written confirmation from the Council stating approval of the CEMP the Developer shall use its reasonable endeavours to implement the

commitments set out in the CEMP during the construction period.

Reason: In the interests of amenity and highway safety, to comply with policies QD27, SU9, SU10 and TR7 of the Brighton & Hove Local Plan.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

14) UNI

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.

15) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Site Minimisation Statement submitted on the 11th August 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.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Survey	0153-S001	-	11th August 2014
Site Location & Block Plan, Survey Elevations	0153-S002	-	11th August 2014
Proposed Plan in Context & Roof Plan	0153-A001	Rev. A	8th September 2014
Proposed Elevations/Section	0153-A002	Rev. A	8th September 2014

25 Waldegrave Road Brighton

Erection of a single storey side/rear extension.

Applicant: Mr & Mrs Scott**Officer:** Lorenzo Pandolfi 292337**Approved on 15/10/14 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
Existing Details			08/08/2014
Proposed Details			08/08/2014

BH2014/02748**31 Waldegrave Road Brighton**

Replacement of existing windows with UPVC sash windows to front elevation. (Retrospective)

Applicant: Mr Paul Whelpton**Officer:** Robin Hodgetts 292366**Refused on 16/10/14 DELEGATED****1) UNI**

The replacement windows to the bay on the front elevation, by virtue of their material and detailing would represent a harmful alteration that fails to preserve the character or appearance of the building or wider Preston Park Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and SPD09, Architectural Features, and SPD12, Design Guide for Extensions and Alterations.

BH2014/02753**36 New England Road Brighton**

Conversion, extension and reconfiguration of existing shop and four bedroom maisonette to form ground floor shop with office, first and second floor maisonette and three bedroom dwelling to rear with associated alterations.

Applicant: Mr Simon Farncombe**Officer:** Adrian Smith 290478**Approved on 16/10/14 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

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

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

4) UNI

The first floor window in the north elevation to bedroom 1 as shown on drawing no.TA741/11 rev. L received on 14 August 2014, shall not be glazed otherwise than with obscured glass up to a height of 1.7m above internal floor level and thereafter permanently retained as such.

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

5) UNI

The development hereby permitted shall 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 has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

7) UNI

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

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

8) 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.

9) 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.

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	TA741/01	A	14/08/2014
Existing floor plans	TA741/02	C	14/08/2014
	TA741/03	B	14/08/2014
Existing elevations	TA741/04	A	14/08/2014
	TA741/08		14/08/2014
	TA741/09		14/08/2014
Existing sections	TA741/06	B	14/08/2014
	TA741/07		14/08/2014
Proposed floor plans	TA741/10	M	12/09/2014
	TA741/11	L	14/08/2014
Proposed elevations	TA741/12	L B	14/08/2014
	TA741/17		14/08/2014
	TA741/18		14/08/2014
Proposed sections	TA741/14	J G	14/08/2014
	TA741/15		14/08/2014
	TA741/16		14/08/2014

11) 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.

BH2014/02773**2 Preston Road Brighton**

Creation of rear roof terrace with associated roof alterations, railings and fencing. Relocation of kitchen intake and extract and new flat roof to replace existing pitched roof to rear elevation.

Applicant: W H Brakspear & Sons

Officer: Liz Arnold 291709

Refused on 29/10/14 DELEGATED**1) UNI**

The proposed roof terrace and associated access doors, in the absence of information to indicate otherwise, would result in a significant harm to amenity for occupants of adjoining properties by way of increased noise and disturbance. The proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed roof terrace, as a result of its elevated siting and the inclusion of timber fencing and metal balustrading, would result in a development that adds visual clutter to the rear of the property and appears as an incongruous development that would be of detriment to the visual amenities of the parent property, the Beaconsfield Road street scene 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.

3) UNI3

The repositioned extract units, in the absence of information to indicate otherwise, would detrimental impact on the amenity of occupiers of neighbouring properties by way of noise and odour disturbance. The proposal is therefore contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/02777**43 Springfield Road Brighton**

Erection of single storey lower ground and second floor rear extensions, front rooflight and detached bicycle shed to side of house.

Applicant: Peter Aston

Officer: Chris Swain 292178

Refused on 22/10/14 DELEGATED**1) UNI**

The proposed second storey rear extension by reason of design, form, siting and inappropriate detailing would relate poorly to the original built form of the property resulting in an overly dominant and harmful addition that would detract significantly from the character and appearance of the building and the wider Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

2) UNI2

The proposed single storey rear extension by reason of design, detailing and materials would relate poorly to the original built form of the property detracting from architectural integrity of the rear façade and harming the character and appearance of the building and the wider Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the

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

BH2014/02779**110 Preston Drove Brighton**

Demolition of existing rear extension and erection of replacement single storey rear extension. Alterations to garage to reduce size and associated landscaping.

Applicant: Mr Andy Field

Officer: Robert Hermitage 290480

Approved on 29/10/14 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 vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Site Plan	594/13/01/B	-	26th August 2014
Proposed Side Extension	594/13/04/A	-	26th August 2014
Existing Plans and Elevations	594/13/02/A	-	26th August 2014
Proposed Side Extension	594/13/02/A	-	26th August 2014

5) UNI

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

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

BH2014/02849**Top Floor Flat 48 Old Shoreham Road Brighton**

Installation of rooflights to front and rear elevations.

Applicant: Mr Martin Simpson

Officer: Robert Hermitage 290480

Approved on 17/10/14 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 Elevations and Plans	SI/01	A	9th October 2014

REGENCY**BH2014/02216****Former Royal Alexandra Hospital 57 Dyke Road Brighton**

Application for approval of details reserved by condition 21 of application BH2010/03379.

Applicant: Taylor Wimpey South West Thames

Officer: Helen Hobbs 293335

Approved on 13/10/14 DELEGATED

BH2014/02338**51 Ship Street Brighton**

Application for approval of details reserved by condition 3 of application BH2014/01390.

Applicant: Veerose Ltd

Officer: Christopher Wright 292097

Approved on 27/10/14 DELEGATED

BH2014/02340**51 Ship Street Brighton**

Application for approval of details reserved by condition 2 of application BH2014/01391.

Applicant: Veerose Ltd

Officer: Christopher Wright 292097

Approved on 27/10/14 DELEGATED

BH2014/02485**7, 7A & 7B Ship Street Gardens Brighton**

Demolition of existing buildings (comprising A1, A3 and D1) and erection of part one and part two storey office building (B1).

Applicant: Taylor Patterson Sipp

Officer: Liz Arnold 291709

Refused on 10/10/14 DELEGATED

1) UNI

The proposed development, by virtue of the proposed height of the two storey element and its close proximity to eastern neighbouring residential properties, would result in an unneighbourly form of development which would have an

overbearing impact and lead to an increased sense of enclosure for the occupiers of nos. 5 and 6 Ship Street Gardens, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02583**Cavendish House 138 Kings Road Brighton**

Creation of gutter between Cavendish House and Kings Hotel.

Applicant: Cavendish House Investment Co Ltd

Officer: Chris Swain 292178

Approved on 24/10/14 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

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

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

BH2014/02690**Second Floor Flat 31 Montpelier Crescent Brighton**

Installation of stair lift to stairs between ground floor and second floor.

Applicant: Mr Ian Jones

Officer: Helen Hobbs 293335

Approved on 29/10/14 DELEGATED

1) UNI

The stair lift shall be wholly removed and the background surfaces shall be made good to the original profiles in matching materials within 3 months of the cessation of occupation of 31 Montpelier Crescent by Mr I Jones.

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

BH2014/02749**Flat 4 Powis Lodge 1 Powis Square Brighton**

Replacement of sash window in existing frame to front elevation.

Applicant: Mr & Mrs Edward Merdler

Officer: Joanne Doyle 292198

Approved on 24/10/14 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.

BH2014/02774**58 Ship Street Brighton**

Display of internally illuminated fascia lettering, 1no internally illuminated hanging sign, 2no internally illuminated menu boxes, 1no non illuminated panel sign and 2no window vinyl signs.

Applicant: Gondola Group Ltd

Officer: Helen Hobbs 293335

Refused on 16/10/14 DELEGATED

1) UNI

The proposed menu box signs by virtue of their excessive number and size, form inappropriate and unsympathetic additions, detracting from the character and appearance of the listed building and surrounding conservation area and is contrary to policies QD12, HE1, HE6 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements.

2) UNI2

The timber panel sign, due to its size, design and siting would form an inappropriate and unsympathetic addition, detracting from the appearance of the listed building as well as obscuring the decorative railings. Furthermore in conjunction with the other proposed signage, the proposal would have a cluttered appearance causing further harm to the listed building. The proposal would therefore detract from the character and appearance of the listed building and surrounding conservation area and is contrary to policies QD12, HE1, HE6 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on Advertisements.

BH2014/02786

Crown House 21 Upper North Street Brighton

Temporary use for ten years for office and medical assessment centre at ground floor level.

Applicant: Atos IT Services UK Limited

Officer: Paul Earp 292454

Approved on 20/10/14 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

Prior to the first occupation of the development hereby approved a Visitor Access Management Plan, which includes details of how visitors access the site (including via the undercroft parking area and lift), shall be submitted to and approved in writing by the Local Planning Authority. All access arrangements shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure safe and convenient access for all visitors, in accordance with polices TR1, TR7 & TR8 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

No development shall commence until details of disabled car parking provision for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policy TR1, TR18, TR19 and Parking Standards SPG4.

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	1418-AC056-B righton-100		19 August 2014
Existing layout plan	1418-AC056-B righton-02		19 August 2014
Proposed layout plan	1418-AC056-B righton-01b		19 August 2014

6) UNI

The use hereby permitted shall cease on, or before, 20th October 2025 and the site shall thereafter return to its former B1.

Reason: To safeguard the City's stock of office accommodation and to comply with policy EM5 of the Brighton & Hove Local Plan.

BH2014/02827**169-174 Western Road Brighton**

Display of non-illuminated vinyl graphics.

Applicant: Primark Stores Ltd

Officer: Lorenzo Pandolfi 292337

Approved on 23/10/14 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.

BH2014/02832**86 Western Road Brighton**

Internal alterations to facilitate creation of ice cream parlour (A3).

Applicant: Creams London Ltd

Officer: Helen Hobbs 293335

Approved on 16/10/14 DELEGATED

BH2014/02850**Koba 135 Western Road Brighton**

Application for approval of details reserved by conditions 5, 6, 7 and 8 of application BH2013/02437.

Applicant: Mr Jake Kempston

Officer: Mark Thomas 292336

Split Decision on 24/10/14 DELEGATED

1) UNI

The details pursuant to conditions 6, 7 and 8 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 5 are NOT APPROVED for the reason(s) set out

below:

1. The submitted information does not include details of the registered addresses for the new units. The informative associated with condition 5 on the decision notice specifically states that the applicant should include the registered addresses recorded with Street Name and Numbering. Without these registered address the Highway Authority cannot amend the Traffic Regulation Order (TRO). For these reasons insufficient information has been submitted in order to approve the details pursuant of condition 5.

BH2014/02926**6 Stone Street Brighton**

Prior Approval for change of use of ground, first and second floors from offices (B1) to residential (C3) to form 3no self contained flats.

Applicant: FCHI Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 13/10/14 DELEGATED

ST. PETER'S & NORTH LAINE**BH2014/01502****47 Buckingham Place Brighton**

Installation of support and beams to support first floor balcony.

Applicant: 47 Buckingham Place Ltd

Officer: Chris Swain 292178

Approved on 24/10/14 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 hereby permitted structural supports shall be painted to match the colour of the front rendered façade of the building and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 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 policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed balcony elevations and site	03345/01	A	3 September 2014

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	Brighton & Hove City Council

and block plan			
Existing and proposed sections	03345/02	A	3 September 2014
Proposed balcony support arrangement	03345/03		3 September 2014

BH2014/01503

47 Buckingham Place Brighton

Installation of support and beams to support first floor balcony.

Applicant: 47 Buckingham Place Ltd

Officer: Chris Swain 292178

Approved on 24/10/14 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

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 hereby permitted structural supports shall be painted to match the colour of the front rendered façade of the building and shall be retained as such thereafter.

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

BH2014/01948

Brighton Station Queens Road Brighton

Reconfiguration of taxi area to accommodate pedestrian access including ramp with handrails. Resurfacing of West station entrance.

Applicant: Southern Railway

Officer: Chris Swain 292178

Approved on 24/10/14 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 hereby permitted railings shall be painted black 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.

BH2014/02320

Ground & First Floor 15 Bath Street Brighton

Conversion of 4 no existing bedsitting rooms to form 2no self - contained flats.

Applicant: Mr Tony Camps-Linney

Officer: Sonia Gillam 292265**Approved on 14/10/14 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 not be occupied until the sustainability measures [Upgraded wall, floor, roof and piping insulation, improved glazing and boiler upgrade] detailed within the Sustainability Checklist received on the 11th 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.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan	8LP		11/07/2014
Proposed floor plans	04A		06/10/2014
Existing floor plans	05		11/07/2014
Existing floor plans - second floor	06		11/07/2014

5) UNI

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

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

BH2014/02675

14 Buckingham Road Brighton

Installation of railings to front and side of property.

Applicant: DK Majo (Estates) Ltd

Officer: Tom Mannings 292322

Approved on 16/10/14 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 railings shown on the approved plans shall be painted black within 1 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 HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

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			08/08/14
Site Block Plan			08/08/14
Existing & Proposed Plans	Mb/01		08/08/14
Elevations	Mb/05		06/10/14

BH2014/02694**Unit 7 Brighton Railway Station Queens Road Brighton**

Internal alterations to layout to facilitate parcel shop with associated illuminated and non-illuminated signage.

Applicant: Network Rail Infrastructure Ltd

Officer: Wayne Nee 292132

Approved on 23/10/14 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 adhesive or vinyl advertising or artwork shall be applied to the glazing facing the Station forecourt or the Station concourse unless otherwise agreed in writing with the Local Planning Authority.

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

3) UNI

All existing skirting boards, window panelling and ceiling mouldings shall be retained in situ except where otherwise agreed in writing with the Local Planning Authority.

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

BH2014/02731**70 London Road Brighton**

Change of use from retail (A1) to laundrette (Sui Generis)

Applicant: Mr Zozef Rizkalla

Officer: Christopher Wright 292097

Approved on 09/10/14 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			12 Aug 2014
Ground Floor and Basement Plans and Site Plans - Existing and Proposed	L227PC/LP/01		12 Aug 2014

BH2014/02792**10 Wykeham Terrace Brighton**

Replacement of existing window with french doors and boiler flue to rear at basement level. Alterations to waste pipe and extract flue to rear at first floor level. Internal alterations to facilitate creation of bathroom at second floor.

Applicant: Professor Frans Berkhout & Diane Moody

Officer: Chris Swain 292178

Approved on 17/10/14 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

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

No works shall take place until full details of the proposed works including

elevations and sectional drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used 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.

BH2014/02880**86A Centurion Road Brighton**

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

Applicant: Mrs Lynda McAngus

Officer: Joanne Doyle 292198

Refused on 22/10/14 DELEGATED**1) UNI**

The replacement PVC windows to the rear elevation, which is visible from New Dorset Street, would harm the continuity of the rear façade of the application site and of the terrace as a whole. As such, the replacement windows would cause significant harm to the character and appearance of the recipient property, the New Dorset Road street scene and the wider West Hill Conservation Area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Documents 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

BH2014/02905**20 Vine Street Brighton**

Installation of front door to existing porch opening.

Applicant: Mr James Cairns

Officer: Robert Hermitage 290480

Approved on 15/10/14 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	-	-	1st September 2014
Block Plan	-	-	1st September 2014
Existing Plans and Elevations	126(SRV) 001	-	1st September 2014
Proposed Plan and Elevations	126(EXT) 001	-	1st September 2014

BH2014/02976**16 Tichborne Street Brighton**

Application for approval of details reserved by conditions 11 and 12 of application BH2012/00780.

Applicant: Hanover Place Properties Ltd

Officer: Liz Arnold 291709

Approved on 29/10/14 DELEGATED

BH2014/02987**Brighton Railway Station Queens Road Brighton**

Non Material Amendment to BH2012/03872 for revised use of first floor from café (A3) to Indoor Sports Facilities (D2) and retail (A1) to offices (B1) and lower ground floor to be used as café (A3).

Applicant: Southern Railway Ltd

Officer: Maria Seale 292175

Approved on 20/10/14 DELEGATED

1) UNI

The first floor outside terrace shall not be used for any sports classes associated with the first floor sports studios hereby permitted and any windows and doors serving the sports studios shall remain closed during use of the studios. Reason: To prevent undue noise and disturbance to neighbouring properties and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

2) UNI

The temporary timber panels in the openings on the northern elevation of the lower ground floor which will serve the future café shall be painted externally to match the external appearance of the building and the windows and doors originally approved under BH2012/03872 shall be installed before the lower ground floor café is first brought into use. Reason: To ensure a satisfactory appearance to the building and to comply with policy QD1 of the Brighton & Hove Local Plan.

3) UNI

The first floor D2 sports studios hereby permitted shall not be first brought into use until a scheme demonstrating an alternative means of ventilation (to the windows and doors) to the sports studios has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the sports studios are first brought into use and shall be thereafter retained as such. Reason: To ensure a satisfactory environment for users of the studios as it is necessary for the doors and windows to be closed during classes to protect amenity and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

WITHDEAN**BH2014/02172****Varndean College Surrenden Road Brighton**

Retention of existing temporary classroom for a further temporary period of five years. (Retrospective).

Applicant: Varndean College

Officer: Helen Hobbs 293335

PLANNING COMMITTEE	Agenda Item 106(a) Brighton & Hove City Council
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Approved on 29/10/14 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 site location	ARWSXXPL10 0010	B	1st July 2014
Proposed site plan	ARWSXXEL10 0010	C	1st July 2014
Elevations	ARWSXXPL10 0025	D	1st July 2014

2) UNI

The temporary classroom building hereby permitted shall be removed and the land reinstated to its former condition immediately prior to the development authorised by this permission by 31st October 2019, or when it is no longer required (whichever is the earlier) in accordance with a scheme of work to be submitted to and approved in writing by the local planning authority.

Reason: The structure is not considered suitable as a permanent form of development and permission is therefore granted for a temporary period only to comply with policies QD1, QD2 and SR20 of the Brighton & Hove Local Plan.

BH2014/02337

20 Gableson Avenue Brighton

Formation of first floor over existing property with associated roof alterations.

Applicant: Mrs A Child

Officer: Joanne Doyle 292198

Approved on 20/10/14 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 development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	204		14 Aug 2014

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Brighton & Hove City Council

Block Plan	206		14 Aug 2014
Existing Floor Plans North & South Elevations & Roof Plan	200		14 Aug 2014
Existing East & West Elevations	201		14 Aug 2014
Proposed Floor Plans North & South Elevations & Roof Plan	202		14 Aug 2014
Proposed East & West Elevations	203		14 Aug 2014

BH2014/02762**Top Floor Flat 75 Preston Drove Brighton**

Installation of rooflights to front and rear roof slopes.

Applicant: Mr S Shelly**Officer:** Robert Hermitage 290480**Approved on 20/10/14 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 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
Site Location Plan	-	-	14th August 2014
Existing and Proposed Elevations	SS/001	-	14th August 2014

BH2014/02809**17 Gableson Avenue Brighton**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, insertion of 4no rooflights and creation of rear dormer.

Applicant: Mr & Mrs Mercer**Officer:** Joanne Doyle 292198**Approved on 13/10/14 DELEGATED****BH2014/02870****56 Windmill Drive Brighton**

Erection of a single storey rear extension to replace existing and associated raised decking with balustrade and steps to garden level.

Applicant: Mr & Mrs Jenner
Officer: Lorenzo Pandolfi 292337

Approved on 22/10/14 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 policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved decking shall not be brought into use until screening to the east and western (side) boundaries of the decking has been erected in accordance with drawing no. 1213 02A. 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans, Section and Elevations	1213 01		27/08/2014
Proposed Plans, Section and Elevations	1213 02	A	

BH2014/02915

10 Withdean Court Avenue Brighton

Erection of single storey side and rear extensions, rear dormer and revised front porch.

Applicant: Mr Peter Searles
Officer: Lorenzo Pandolfi 292337

Approved on 27/10/14 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, with the exception of the single-storey extension to the north-eastern corner of the building, 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

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the single-storey extension to the north-eastern corner of the building 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 policy QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	L-100		01/09/2014
Block Plan	L-101		01/09/2014
Existing Drawings	L-102		01/09/2014
Proposed Drawings	L-103		01/09/2014

BH2014/02972**22 Barn Rise Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.6m.

Applicant: Mr Nick Boniface

Officer: Mark Thomas 292336

Prior Approval is required and is approved on 16/10/14 DELEGATED

EAST BRIGHTON**BH2014/02706****Flat 5 7 Chichester Terrace Brighton**

Internal alterations to flat and formation of front dormer.

Applicant: Sir Anthony Seldon

Officer: Tom Mannings 292322

Refused on 15/10/14 DELEGATED

1) UNI

The application does not provide sufficient detail to enable a full understanding of the impact that the proposal would have on the special interest of the listed building and thus it is not possible to fully determine the application in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2014/02707**Flat 5 7 Chichester Terrace Brighton**

Formation of front dormer.

Applicant: Sir Anthony Seldon

Officer: Tom Mannings 292322

Refused on 15/10/14 DELEGATED

1) UNI

The application does not provide sufficient detail to enable a full understanding of the impact that the proposal would have on the special interest of the listed building and thus it is not possible to fully determine the application in accordance with policies QD14 and HE6 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE**BH2014/00683****171 Elm Grove Brighton**

Change of use from a 4 bedroom small House in Multiple Occupation (C4) to a 7 bedroom large House in Multiple Occupation (Sui Generis) with associated alterations including erection of a single storey rear extension and loft conversion incorporating rooflights to front and rear elevations.

Applicant: Oliver Dorman

Officer: Andrew Huntley 292321

Refused on 13/10/14 DELEGATED

1) UNI

The proposed change of use to provide 7 bedrooms as a Sui Generis House in Multiple Occupation would, as a result of over-subdivision of rooms at first floor level, a lack of head height, and therefore useable space, at second floor level, and the quality of the shared communal space, create a cramped form of accommodation which would fail to provide an acceptable standard of accommodation. Therefore the proposal would be detrimental to the residential amenity of future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01932**4 Howard Road Brighton**

Erection of single storey rear extension.

Applicant: Mark Walker

Officer: Joanne Doyle 292198

Approved on 21/10/14 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 elevations of the extension hereby permitted shall match in material, colour, style and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			11 Jun 2014
Block Plan			11 Jun 2014
Existing & Proposed Floor Plans & Elevations			11 Jun 2014

BH2014/02820

32 Bear Road Brighton

Conversion of public house (A4) to 1no one bedroom flat, 1no two bedroom flats and 1no three bedroom house (C3) including first floor side extension and extension to roof with alterations.

Applicant: DIM 365 Ltd

Officer: Wayne Nee 292132

Approved on 21/10/14 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 not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

3) UNI

No development shall take place until details of the entranceways of the dwellings (including elevational drawings of the railings, doors, and steps) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4) UNI

No development shall take place until details of a ventilation strategy for 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 future occupants of the development, ensure the efficient use of resources and to comply with policies SU2, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

All glazed windows hereby approved shall meet the minimum performance levels set out in Anderson Acoustics report dated the 10th October 2014, (Ref:

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2392_001r), and shall thereafter be retained as such.

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

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 floor plans	1512/1766	B	20 August 2014
Existing plans and elevations	1512/1767	A	20 August 2014
Proposed plans and elevations	1512/1769	B	20 August 2014
Proposed floor plans	1512/1768	C	13 October 2014

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.

HOLLINGDEAN & STANMER

BH2013/01516

Cedar Centre Lynchet Close Brighton

Installation of ducting to flat roof and exhaust louvre vents on western elevation (retrospective).

Applicant: Stephen Licence

Officer: Andrew Huntley 292321

Approved on 16/10/14 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	001		14.05.2013
Existing and Proposed Plans	300		14.05.2013
Existing & Proposed East & West Elevations	301	A	07.10.2014
Existing & Proposed North Elevation	302	A	07.10.2014
Existing & Proposed Roof Plans	310	A	07.10.2014

BH2014/02362**Hollingdean Childrens Centre Brentwood Road Brighton**

Installation of replacement fence to external play area and new gates.

Applicant: Brighton & Hove City Council**Officer:** Sue Dubberley 293817**Approved on 13/10/14 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 should only be carried out during the reptiles' active period (April to October inclusive). No equipment should be stored outside the development areas. If protected species are encountered during works, work should cease and advice should be sought from a suitably qualified and experienced ecologist.

Reason: To ensure reptiles are adequately protected in the interests of biodiversity and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

3) UNI

The development should only be carried out during the reptiles' active period (April to October inclusive). No equipment should be stored outside the development areas. If protected species are encountered during works, work should cease and advice should be sought from a suitably qualified and experienced ecologist.

Reason: To ensure reptiles are adequately protected in the interests of biodiversity and to comply with policies QD17 and QD18 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	001		15/07/14
Existing block plan	002		15/07/14
Proposed block plan	003		15/07/14
Existing floor layouts	300		15/07/14
Existing and proposed West and South elevations	300		15/07/14
Existing and proposed North elevation	300		15/07/14

BH2014/02955**1 Pevensey Building North South Road University of Sussex**

Application for approval of details reserved by condition 1 of application BH2014/00318.

Applicant: University of Sussex

Officer: Andrew Huntley 292321

Approved on 09/10/14 DELEGATED

MOULSECOOMB & BEVENDEAN**BH2014/02890****35 Ladysmith Road Brighton**

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

Applicant: Mr Selwyn Forman

Officer: Joanne Doyle 292198

Approved on 17/10/14 DELEGATED

BH2014/02990**102 Milner Road Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating front rooflight and rear dormer with Juliet balcony.

Applicant: Ms Emer Gillespie

Officer: Robert Hermitage 290480

Refused on 17/10/14 DELEGATED

BH2014/03021**53 Barcombe Road Brighton**

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

Applicant: Dr Ryan Scott

Officer: Robert Hermitage 290480

Approved on 14/10/14 DELEGATED

QUEEN'S PARK**BH2014/01928****20 & 21 Egremont Place Brighton**

Alterations to front elevation of adjoining properties including installation of lead cladding below first floor bay windows.

Applicant: Chris Jenkins & Cath Farr

Officer: Joanne Doyle 292198

Approved on 29/10/14 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 not commence until documentary evidence (in the form of a timescale and signed contracts by all interested parties) to demonstrate that the development will be completed concurrently to both 20 and 21 Egremont Place has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out to within the approved timescale unless otherwise agreed in writing by 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.

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 Elevations & Floor Plans	100/006 101		11 Jun 2014

BH2014/02214**12 Richmond Place Brighton**

External alterations including new timber sash windows to front elevation to replace existing and associated alterations following prior approval application BH2013/03088 for change of use from offices (B1) to residential (C3).

Applicant: Mr Laurence Harris

Officer: Christopher Wright 292097

Approved on 24/10/14 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 development shall take place until full details of all new sash windows and their reveals and cills, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections, have been submitted to and approved in writing by the Local Planning Authority.

The windows shall be painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

3) UNI

No works shall take place until full details of both the existing and proposed decorative mouldings and cornice to be repaired and replicated to the front elevation of the building, including 1:20 scale sample elevations and 1:1 scale profile drawings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

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.

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Brighton & Hove City Council

Plan Type	Reference	Version	Date Received
Site Plan	454(PL)2		3 Jul 2014
Photograph			28 Jul 2014
Ventrola Period Window Specialists Data and Brochure Sheets (5 pages)			28 Jul 2014
Existing and Proposed Floor Plans and Elevations	454(PL)21		3 Jul 2014

BH2014/02388**Flat 2 120 Eastern Road Brighton**

Replacement of 2no existing timber windows and door with 2no UPVC windows and door.

Applicant: Brian Thomas

Officer: Joanne Doyle 292198

Approved on 22/10/14 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			01 Aug 2014
Window Specification			31 Jul 2014
Sectional Drawing			31 Jul 2014

BH2014/02537**Brighton College Eastern Road Brighton**

Application for Approval of Details Reserved by Condition 10 of application BH2012/02378.

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 09/10/14 DELEGATED

BH2014/02844**Flat 3 16 Grand Parade Brighton**

Removal of external staircase, installation of cast iron balustrading, timber screening and alterations to fenestration.

Applicant: Mrs Emma Clayton

Officer: Robin Hodgetts 292366

Approved on 16/10/14 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 bathroom window in the east elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

No development shall take place until samples of the materials to be used in the construction of the timber screening 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.

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	TG122/01		22/08/14
Block plan	TG122/02		22/08/14
Existing floor plans and elevations	TG122/03		22/08/14
Proposed floor plans and elevations	TG122/04		22/08/14

BH2014/02902**Brighton College Eastern Road Brighton**

Application for Approval of Details Reserved by Condition 6 of application BH2012/02379

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 09/10/14 DELEGATED

BH2014/03165**49 Grand Parade Brighton**

Application for approval of details reserved by condition 1 of application BH2014/01337.

Applicant: Sussex Heritage Properties

Officer: Christopher Wright 292097

Approved on 24/10/14 DELEGATED

BH2014/03165**49 Grand Parade Brighton**

Application for approval of details reserved by condition 1 of application

BH2014/01337.

Applicant: Sussex Heritage Properties**Officer:** Christopher Wright 292097**Approved on 16/10/14 DELEGATED****ROTTINGDEAN COASTAL****BH2014/01517****Between pontoons 6 & 7 Western Concourse Brighton Marina Brighton**

Erection of floating marketing suite for temporary period of two years.

Applicant: The West Quay Development Company Partnership LLP**Officer:** Sarah Collins 292232**Approved on 27/10/14 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
Proposed Elevations	34019/02	G	2nd June 2014
Proposed Roof Layout/Location Plan	34019/03	-	9th May 2014
Proposed Floor Layout	34019/04	D	2nd June 2014

3) UNI

The use hereby permitted shall be discontinued and the premises vacated before the expiration of a period of two years from the date the building hereby permitted is first occupied for marketing suite purposes.

Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard the character and viability of the Marina in view of SPGBH20 and PAN04 and emerging policy DA2 of the Brighton & Hove City Plan.

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 9am and 6pm on Monday to Sunday.

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

5) UNI

No vehicular movements nor any loading or unloading of vehicles associated with the use of the building shall take place except between the hours of 7am and 7pm on Monday to Saturday and not at any time on Sundays, Bank or Public Holidays.

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.

6) UNI

No development shall take place until a written scheme for the monitoring of changes to marine life in relation to the development has been submitted to and approved in writing by the Local Planning Authority in accordance with details of the scope and methodology of the scheme which shall also have been submitted to and approved in writing by the Local Planning Authority. The monitoring scheme shall be implemented in accordance with the agreed details.

Reason: To determine the effects of the installation of permanent floating structures on the ecology of Brighton Marina and to comply with policy NC4 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

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.

9) 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.

10) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

11) 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.

BH2014/01848**Ovingdean Hall College Greenways Ovingdean Brighton**

Application for approval of details reserved by condition 16 of application BH2011/03421.

Applicant: Ovingdean Property Ltd

Officer: Sue Dubberley 293817

Approved on 13/10/14 DELEGATED

BH2014/02236**Flat 3 Bristol Mansions19 - 20 Sussex Square Brighton**

Internal alteration to layout of flat.

Applicant: Mr Anthony & Mrs Grace Kozlowski

Officer: Sue Dubberley 293817

Approved on 15/10/14 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

There shall be no notching / cutting of joists or boxing in of pipes or mechanical ventilation equipment without the prior consent in writing of the Local Planning Authority.

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

3) UNI

The wall and new door to the proposed bedroom shall be constructed to match existing walls and doors in the flat.

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 installation of the kitchenette, the window and shutters to the existing kitchen shall be exposed and refurbished as a concurrent part of the hereby approved works.

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

5) UNI

The new kitchen units shall scribe round existing features skirting boards and shall not cut through any existing features.

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

6) 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.

7) UNI

The existing door and architrave to the living room shall be reused in the new opening and skirting shall be fitted to match the existing.

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

BH2014/02238**86B High Street Brighton**

Partial change of use at first floor level from bank (A2) to one bedroom self contained flat (C3).

Applicant: Penstead Ltd

Officer: Sue Dubberley 293817

Approved on 27/10/14 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	414		7 July 2014
Block plan	414		7 July 2014
Existing and proposed plan	414/01	b	7 July 2014

BH2014/02248**25 Eastern Place Brighton**

Installation of side UPVC windows to side elevation. (Retrospective)

Applicant: Mrs Nomi Rowe

Officer: Robin Hodgetts 292366

Approved on 24/10/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			07/07/14
Block plan			07/07/14
Pre-existing and existing plans and elevations	10328-1		07/07/14
Window details			01/09/14

BH2014/02336**Between Pontoons 6&7 Western Concourse Brighton Marina**

Erection of single storey yacht club (D2).

Applicant: The West Quay Development Company Partnership LLP

Officer: Sarah Collins 292232

Approved on 27/10/14 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
Proposed Floor Layout	34019/01	K	14th July 2014
Proposed Elevations	34019/02	K	16th July 2014
Proposed Roof Layout/Location Plan	34019/03	C	14th July 2014

3) UNI

The premises shall only be used for a yacht club/club house 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, policy DA2 of the Brighton & Hove Submission City Plan Part One and PAN04 and SPGBH20.

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 8am and 11.30pm on Monday to Friday, 8am and 12.00am on Saturday and 8am and 10.30pm on Sunday, Bank and Public Holidays.

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

5) UNI

No vehicular movements nor any loading or unloading of vehicles associated with the use of the building shall take place except between the hours of 7am and 7pm on Monday to Saturday and not at any time on Sundays, Bank or Public Holidays.

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.

6) UNI

No development shall take place until a written scheme for the monitoring of changes to marine life in relation to the development has been submitted to and approved in writing by the Local Planning Authority in accordance with details of the scope and methodology of the scheme which shall also have been submitted to and approved in writing by the Local Planning Authority. The monitoring scheme shall be implemented in accordance with the agreed details.

Reason: To determine the effects of the installation of permanent floating structures on the ecology of Brighton Marina and to comply with policy NC4 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

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.

9) UNI

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

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

10) 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.

11) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

12) 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.

BH2014/02551**White Horse Hotel High Street Rottingdean Brighton**

Display of externally illuminated lettering signs to 5no locations, 1no non illuminated lettering sign and 1no externally illuminated logo sign. Display of 3no double sided non illuminated board signs and advertising post with 1no double sided externally illuminated sign and 1no double sided non illuminated sign.

Applicant: Greene King PLC

Officer: Wayne Nee 292132

Approved on 16/10/14 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.

BH2014/02557**11 Ainsworth Avenue Brighton**

Erection of two storey side extension with integral garage and solar panels to flat roof, erection of rear conservatory and associated alterations.

Applicant: Mr & Mrs David & Paula Plant

Officer: Chris Swain 292178

Approved on 20/10/14 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 plan			30 July 2014
Block plan			30 July 2014
Existing and proposed plans and elevations			30 July 2014

BH2014/02668**Cineworld Cinemas Park Square Brighton Marina Brighton**

Installation of replacement entrance doors incorporating 5no manual double doors and 1no automatic swing double door.

Applicant: Cineworld Cinemas Ltd

Officer: Sonia Gillam 292265

Approved on 15/10/14 DELEGATED

1) BH01.01

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

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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			27/08/2014
Block plan			27/08/2014
Floor plan	C320-102		23/09/2014
Existing elevation	101	A2	27/08/2014
Proposed elevation, plan and section	100	A4	27/08/2014

BH2014/02758

Southcliffe Lodge Marine Drive Saltdean Brighton

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

Applicant: John Roadnight

Officer: Wayne Nee 292132

Approved on 09/10/14 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 development shall take place until details and samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

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

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

4) UNI

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

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

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Plan Type	Reference	Version	Date Received
Existing plans	0147-EXG-20		14 August 2014
Proposed plans	0147-PROP-2 1	A	06 October 2014

BH2014/02872

Land Rear of Sussex Mansions 39-40 Sussex Square Brighton

Erection of three bedroom house to rear, utilising existing basement space located under garden.

Applicant: Ian Barr & Susan Jacobs

Officer: Andrew Huntley 292321

Refused on 17/10/14 DELEGATED

1) UNI

Insufficient information has been submitted regarding the historic and architectural significance and structural integrity of 39 and 40 Sussex Square, the basement and surrounding walls to demonstrate the structural stability would not be undermined by the proposed development. Notwithstanding the lack of information, the proposal is considered unacceptable in heritage terms as it would lead to the complete loss of the basement structure which would have a substantial harmful impact on the significance of this Grade I Listed Building. The proposal is therefore contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed subdivision of the existing and original townhouse plots would result in further and in all probably permanent loss of the original proportions of the plots, and their original relationship with the heritage asset. The resultant plot sizes would also be of an insufficient size in relation to the character and status of the main listed buildings. As such the proposals would have a detrimental impact upon the setting and historic character of the Listed Building and adjoining listed assets contrary to policy HE3 of the Brighton & Hove Local Plan.

3) UNI3

The proposed alterations to the rendered masonry boundary wall would result in the loss of the original form of the historic wall which rises to the rear of the plot and is characteristic in the area. The proposal would therefore have a harmful impact on the significance of the heritage asset contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

BH2014/02962

31 Westfield Avenue North Saltdean Brighton

Erection of single storey front and rear extensions and associated roof alterations and landscaping to front garden.

Applicant: Mr & Mrs Gant

Officer: Andrew Huntley 292321

Refused on 20/10/14 DELEGATED

1) UNI

The proposed front extension and resultant increase in roof height would be harmful to the uniform character and appearance of the established street scene. Therefore, the proposals are contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

BH2014/02981**Flat 7 15 Sussex Square Brighton**

Internal alterations to layout of flat. (Part Retrospective)

Applicant: Mr & Mrs Sattin**Officer:** Allison Palmer 290493**Refused on 09/10/14 DELEGATED****1) UNI**

The proposed en-suite is considered unacceptable due to causing an inappropriately shaped room with unacceptable proportions for this Grade I Listed Building. In addition the use of plasterboard is also considered to harm the historic fabric of the Listed Building, as such the proposal and it is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11 - Listed Building Interiors.

BH2014/03000**3 Wanderdown Road Brighton**

Erection of single storey rear extension, replacement of existing utility room roof and associated works.

Applicant: Mr Geoff Stanley**Officer:** Tom Mannings 292322**Approved on 20/10/14 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
Building as Existing	14680/05		08/09/14
Building as Proposed	14680/06	A	18/09/14
Building as Existing	14680/07		08/09/14
Building as Proposed	14680/08	A	18/09/14
Site Location & Block Plan	14680/09		08/09/14

BH2014/03030**71 Lustrells Crescent Saltdean Brighton BN2 8FL**

Application for Approval of Details Reserved by Condition 17 of application BH2012/02168

Applicant: Mr Paul Sheehan**Officer:** Andrew Huntley 292321

Approved on 09/10/14 DELEGATED**BH2014/03059****26 Meadow Close Rottingdean Brighton**

Formation of front dormer.

Applicant: Mrs Pamela Whyte

Officer: Tom Mannings 292322

Refused on 20/10/14 DELEGATED**1) UNI**

The proposed front dormer would be an unduly addition which would unbalance 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.

WOODINGDEAN**BH2014/02107****84 Bexhill Road Brighton**

Erection of a two storey front extension and a part one part two storey rear extension including rear dormer.

Applicant: Jamie Spencer

Officer: Jonathan Puplett 292525

Refused on 20/10/14 DELEGATED**1) UNI**

The proposed front extension would disrupt the consistent character of the terrace and would harm the appearance of the dwelling and the street scene. The proposed rear extension would result in the loss of the character and appearance of the original dwelling, and the rear dormer proposed is excessively bulk and contrary to the design guidance set out in SPD12. The development as a whole would result in an inappropriate appearance and is considered contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extensions would result in a harmful overbearing, enclosing and overshadowing impact upon the neighbouring properties to either side of the application site. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02967**38 Stanstead Crescent Brighton**

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

Applicant: Mr & Mrs Ajaid

Officer: Robert Hermitage 290480

Approved on 14/10/14 DELEGATED**BRUNSWICK AND ADELAIDE****BH2014/02267****Land to Rear of 31 & 33 Brunswick Place Hove**

Demolition of existing garages and erection of 2no two storey houses.

Applicant: Mr Joe Knoblauch

Officer: Liz Arnold 291709

Approved on 17/10/14 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 extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

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.

4) UNI

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

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

5) UNI

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

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

6) UNI

The 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.

7) 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.

8) 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.

9) UNI

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

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

10) UNI

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.

11) UNI

No development shall take place until a scheme setting out highway works to implement a continuous footway on Farm Road in front of the development site, which links into the existing footway has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the approved highway works have been carried out in accordance with the approved scheme.

Reason: To ensure that there suitable footway provision is provided to and from the development and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

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

shall thereafter be retained for use at all times.

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

14) UNI

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.

15) UNI

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

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

16) 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.

17) UNI

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

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

18) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 8th July

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.

19) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing GAs	100	-	8th July 2014
Location Plan	001	-	9th October 2014
Existing Site Plan	002	-	9th October 2014
Proposed Site/Roof Plan	003	E	10th October 2014
Proposed Site Plan Showing Line of Street Frontage	008	-	3rd September 2014
Proposed Floor Plans	110	E	10th October 2014
Proposed Elevations	111	F	10th October 2014
Proposed Section A-A	112	E	10th October 2014

BH2014/02313**Flat 1 22 Palmeira Square Hove**

Replacement of existing door with window and single door with double doors to rear and internal alterations to layout.

Applicant: Mr L Fisher

Officer: Christopher Wright 292097

Approved on 29/10/14 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 repair works and blocking up of the external wall around the new sash window hereby permitted, and the blocking up of the existing reveal adjacent, shall be carried out using brick with a lime based mortar and a lime based render.

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

BH2014/02314**Flat 1 22 Palmeira Square Hove**

Replacement of existing door with window and single door with double doors to rear.

Applicant: Mr L Fisher

Officer: Christopher Wright 292097

Approved on 29/10/14 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 & Existing Photo	KS9093_01		11 Jul 2014
Existing & Proposed Plans	KS9093_02	A	28 Sep 2014
Existing Elevation A	KS9093_03		11 Jul 2014
Proposed Elevation A	KS9093_04	A	28 Sep 2014
New door details	KS9093_05		11 Jul 2014
New window details	KS9093_06	B	13 Oct 2014
Existing & Proposed Elevation B	KS9093_07		28 Sep 2014
Existing & Proposed Elevation C	KS9093_08		28 Sep 2014

3) UNI

The repair works and blocking up of the external wall around the new sash window hereby permitted, and the blocking up of the existing reveal adjacent, shall be carried out using brick with a lime based mortar and a lime based render.

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

BH2014/02732**Flat 2 27 Brunswick Road Hove**

Replacement of existing 2no timber box sash windows to the rear of the property. (Retrospective)

Applicant: David Rose

Officer: Wayne Nee 292132

Approved on 15/10/14 DELEGATED

BH2014/02812**Hove Promenade Hove**

Erection of 10no free standing galvanised steel structures to display photographs.

Applicant: FotoDocument

Officer: Christopher Wright 292097

Approved on 20/10/14 DELEGATED

1) UNI

The display structures hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this

permission commencing on or before 20 August 2015 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. The beach shingle used as ballast for the display structures shall be returned to the beach.

Reason: The development hereby approved is not considered suitable as a permanent form of development and to safeguard the historic character and appearance of the historic seafront and to comply with policies SU7, QD4, SR18 and HE6 of the Brighton & Hove Local Plan and policy SA1 of the City Plan Part One Submission Version.

2) UNI

The display photographs shall be fixed to the display structures by way of weatherproof large bolt screws and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance of the development and to comply with policies SU7, QD4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan (1:1250 scale)			19 Aug 2014
Block Plan (1:500 scale)			19 Aug 2014
Simple Elevation (proposed)	S8-1122-01		26 Aug 2014
Sample Photographs (29 examples)			15 Sep 2014
FotoDocument One Planet City Statement			15 Sep 2014
Large bolt screw photograph			2 Oct 2014

BH2014/02886**31 & 33 Selborne Road Hove**

Conversion of roof space to form 2no one bedroom self contained flats (C3) incorporating front and rear rooflights.

Applicant: Hardwick Hartley Partnership

Officer: Liz Arnold 291709

Refused on 13/10/14 DELEGATED

1) UNI

The proposed residential units, with no vertical outlook and a small area of useable floorspace (head height above 2m) would provide an inadequate and poor standard of accommodation, with a cramped and confined internal environment that would fail to provide adequate living conditions for future occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The insertion of 2 rooflights to the front roofslope of nos. 31 and 33 Selborne Road would be of detriment to the visual amenities of the parent properties, the pair of semi-detached properties, the Selborne Road street scene and the wider area, especially the surrounding The Willett Estate Conservation Area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2014/02896**Flat 5 8 Brunswick Square Hove**

Internal alterations to layout of flat.

Applicant: Baycross Development Limited

Officer: Christopher Wright 292097

Approved on 27/10/14 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 ventilation duct for the new kitchen hereby permitted shall be routed through the roof void and shall not be visible within the rear bedroom. The ducting shall be retained as such thereafter.

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

3) UNI

No works shall take place until 1:20 scale elevations and 1:2 scale joinery details of the new timber internal doors hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and thereafter retained as such. Any fireproofing to the doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

BH2014/02906**29 Brunswick Street East Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2014/00602

Applicant: Mr I Woodhouse

Officer: Helen Hobbs 293335

Refused on 27/10/14 DELEGATED

1) UNI

Insufficient information has been submitted regarding the mews entrance doors in order to comply with the requirements of condition 4. The scheme is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/02920**Lower Ground Floor Flat 33 Selborne Road Hove**

Erection of rear extension at lower ground floor level and installation of French doors to replace existing window to rear elevation.

Applicant: Hardwick Hartley Partnership

Officer: Liz Arnold 291709

Approved on 15/10/14 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 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
Proposed Extension	456/01	-	28th August 2014
Existing Layout - Lowe Ground Floor	456/02	-	28th August 2014
Block Plan	599/03	Rev. A	28th August 2014
Existing Ground Floor Plans	205	-	8th October 2014

CENTRAL HOVE**BH2014/02043****Land Rear of 47-49 St Aubyns Hove**

Demolition of garages and erection of 2no two storey houses (C3).

Applicant: Ms Cheryl Duke

Officer: Sue Dubberley 293817

Refused on 16/10/14 DELEGATED**1) UNI**

It is considered that the proposed houses would create an alien element in this part of the street and would add uncharacteristic scale within a setting of low buildings to the north and south of the site and the re-alignment of the building frontage would also cause an unwelcome interruption to the street form. The development would result in the loss of the open setting between the rear elevations of properties in St Aubyns and the front elevation of properties Seafield Road, which would in turn harm the character and appearance of the Old Hove and Cliftonville Conservation Areas. The development would also set an undesirable precedent for development in the remainder of this section of the street. The proposal would result in a harmful erosion of the character of the area is therefore contrary to Policy QD1, QD3, HO4, and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its design, detailing, and form would fail to provide a suitable standard of design and appearance, would relate poorly to neighbouring development and would result in a prominent and incongruous appearance within the street scene, which would be detrimental to the character of the local area. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan and The National Planning Policy Framework.

3) UNI3

The proposal would represent an overdevelopment of the site resulting in 'town cramming' and a density of development in excess of what might reasonably be

expected to be achieved on this site and would consequently be out of character with the area. The proposed amenity space is consequently also inadequate to serve the development and would also significantly reduce the amenity space available to no.47 St Aubyns to its detriment. The proposal is therefore contrary to Policies QD1, QD2, QD3, QD4, QD27, HO5 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development, by virtue of the increased height and close proximity to the rear elevation of residential properties in St Aubyns would result in an unneighbourly form of development which would have an overbearing impact and lead to an increased sense of enclosure and loss of outlook to the rear of residential properties in St Aubyns. The application also fails to demonstrate that that there would not be a loss of light to rear windows in St Aubyns resulting from the development. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02333**Basement Flat 62 Tisbury Road Hove**

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

Applicant: Ms Philippa Ballard

Officer: Benazir Kachchi 294495

Approved on 22/10/14 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	-	-	18 July 2014
Door window detail	-	-	14 July 2014
Doors and windows brochure	-	-	18 July 2014

BH2014/02473**31 George Street Hove**

Installation of new shopfront including repositioned entrance door.

Applicant: Sandon Homes Ltd

Officer: Joanne Doyle 292198

Approved on 09/10/14 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	AC/31GS/01		14 Aug 2014
Existing Elevation & Section	AC/31GS/02		14 Aug 2014
Proposed Elevation & Section	AC/31GS/03		14 Aug 2014

BH2014/02638**40 Albany Villas Hove**

Erection of rear extension at lower ground floor level with associated excavation and creation of a roof terrace.

Applicant: Mr & Mrs Houlbrook

Officer: Helen Hobbs 293335

Refused on 23/10/14 DELEGATED

1) UNI

The proposed terrace and railings, due to its siting, design and size, would form an overly dominant and incongruous addition, detracting from the character and appearance of the existing property street scene and surrounding conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02639**40 Albany Villas Hove**

Erection of rear extension at second floor level. Demolition of existing front steps and alterations to fenestration.

Applicant: Mr & Mrs Houlbrook

Officer: Helen Hobbs 293335

Approved on 23/10/14 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 development shall take place until full details of all new external doors and sash windows and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

3) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes

with concealed trickle vents to match the existing windows on the building and shall be retained as such thereafter.

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

4) UNI

All new doors shall be painted softwood and shall be retained as such thereafter.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	E01		6th August 2014
Location plan	E01		28th August 2014
Lower and ground floor plans	E02	A	13th October 2014
First and second floor plan	E03	A	13th October 2014
Third and tower roof plan	E04		28th August 2014
Existing front and rear elevation	E05	A	13th October 2014
Existing side elevation	E06		28th August 2014
Rear garden	E08		28th August 2014
Site/block plan	P01		28th August 2014
Lower and ground floor plans	P02		28th August 2014
First, second, third and tower floor plans	P03		28th August 2014
Elevations	P04		28th August 2014
Elevation	P05		28th August 2014
Rear garden plan	P06		28th August 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2014/02682**Lancaster Court Kingsway Hove**

Replacement of existing curtain wall and entrance doors with aluminium curtain wall and entrance doors.

Applicant: Coastal Estate Management Ltd

Officer: Helen Hobbs 293335

Approved on 09/10/14 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			11th August 2014
Photographs as existing	P1410-01		11th August 2014
Photomontage - west wing	P1410-02	a	18th August 2014
photomontage - east wing	P1410-03		18th August 2014
Curtain wall screen 1			11th August 2014
Curtain wall screen 2			11th August 2014
Curtain wall screen 3			11th August 2014

BH2014/02745**19 Hova Villas Hove**

Removal of existing conservatory and erection of new conservatory and installation of timber balustrade to the rear at ground floor level.

Applicant: Linda Carter

Officer: Lorenzo Pandolfi 292337

Approved on 13/10/14 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	TG121/01		13/08/2014`
Block Plan	TG121/02		13/08/2014
Floor Plans as Existing	TG121/03		13/08/2014
Elevations as Existing	TG121/04		13/08/2014
Floor Plans as Proposed	TG121/05		13/08/2014`
Elevations as Proposed	TG121/06		13/08/2014

BH2014/02769**40 Osborne Villas Hove**

Certificate of lawfulness for existing use of a property as a single residential dwelling.

Applicant: Jacqueline Holt

Officer: Benazir Kachchi 294495

Approved on 17/10/14 DELEGATED

BH2014/02855**Ground Floor Flat 14 Vallance Road Hove**

Erection of single storey side extension to replace existing lean to structure.
(Retrospective)

Applicant: Ms K Wolff

Officer: Allison Palmer 290493

Approved on 10/10/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location & block plan	100		26/08/2014
Existing elevations	101		01/09/2014
Existing ground floor plan	200		01/09/2014
Proposed ground floor plan	200		01/09/2014
Proposed elevations	201		01/09/2014

BH2014/02864

32 Third Avenue Hove

Conversion of roof space to form 2no one bedroom self contained flats incorporating rooflights to north elevation, dormers to south elevation and metal railings to boundary wall.

Applicant: Mr G Jasper

Officer: Christopher Wright 292097

Refused on 20/10/14 DELEGATED

1) UNI

The proposal would constitute an over-development of the roof space and would create a cramped layout to each flat with unsatisfactory outlook to bedrooms. The proposal would not provide the standard of accommodation reasonably expected by the Local Planning Authority and future residents' amenity and living conditions would be compromised. This harm is considered to outweigh the benefit provided by the additional residential units. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02954

128 Church Road Hove

Prior approval for change of use of first floor from offices (B1) to residential (C3) to form 1 no. flat. (Retrospective)

Applicant: Mr Foad Abdolkhani

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 28/10/14 DELEGATED

BH2014/03064

West Hove Infant School Connaught Annexe Connaught Road Hove

Installation of commemorative plaque to front elevation.

Applicant: BHCC Commemorative Plaque Panel

Officer: Andrew Huntley 292321

Approved on 21/10/14 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.

GOLDSMID**BH2014/02071****99 Sackville Road Hove**

Application for variation and removal of conditions of application BH2013/00407 (Change of use from A1 retail to A1 retail and 2no residential units incorporating erection of single storey extension). Variation of condition 2 to allow amendments to the approved drawings to allow alterations to the basement and variation of condition 5 and 6 to allow alterations to fenestration. Removal of condition 9 as a result of alterations to the proposed scheme and removal of condition 10 which states that prior to the commencement of the development, details of a scheme of works to raise the existing kerb and footway in front of the proposed dwelling are to be submitted to and approved in writing by the Local Planning Authority.

Applicant: Magnificent Management Ltd

Officer: Adrian Smith 290478

Approved on 20/10/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 13/05/2016.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plans and block plan	(08)004	A	30/06/2014
Existing plans, elevations and section	SVR5	A	18/03/2013
	SVR6	A	20/03/2013
	SVR7		11/02/2013
	SVR8	A	11/02/2013
	SVR9		18/03/2013
	SVR10		11/02/2013
	SVR17		18/03/2013
Proposed plans, elevations and section	(08)001	C	30/06/2014
	(08)002		30/06/2014
	SVR13	A	12/04/2013
	SVR14	A	11/02/2013
	SVR15		22/02/2013
	SVR16		22/02/2013
	(08)003		30/06/2014

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

8) UNI

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

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

9) UNI

(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 (i) (c).

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

10) UNI

Not used.

11) UNI

All new and replacement windows to the building shall be set back in their reveals to match exactly the existing reveals to the timber windows to the building, and shall be retained as such thereafter.

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.

BH2014/02183**84-86 Denmark Villas Hove**

Change of use from vehicle repair garage (B2) to restaurant (A3) with associated alterations to shopfront and front, side and rear fenestration and installation of flue.

Applicant: The Baron Homes Corporation

Officer: Christopher Wright 292097

Refused on 15/10/14 DELEGATED

1) UNI

The proposed development is not acceptable in principle because the premises

are currently in use and the applicant has not submitted evidence to persuade the local planning authority the premises are genuinely redundant or no longer suitable for industrial and employment uses. As such the proposals conflict with policy EM3 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the drawings submitted, it is not possible to fully assess the visual impact of the proposed extraction flue because the three storey development to the rear of the existing building has not been implemented. As such the proposal is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The existing plans show a previously approved extension which has not yet been built (ref. BH2012/03968). The proposed flue could not be constructed as shown on the proposed plans unless application BH2012/03968 is implemented, and there is no guarantee or certainty that this will be done. The flue details as submitted cannot therefore be determined as shown on the plans and in respect of these inaccuracies the overall visual impact of the proposal cannot be determined. As such the application is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2014/02620**33 Livingstone Road Hove**

Erection of ground floor rear extension above existing outrigger.

Applicant: Mr Shaun Rutland

Officer: Tom Mannings 292322

Approved on 20/10/14 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 policy QD14 of the Brighton & Hove Local Plan.

3) UNI

Windows to the north and eastern elevations 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

The development hereby permitted shall be carried out in accordance 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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PLANNING COMMITTEE	Agenda Item 106(a) Brighton & Hove City Council
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			Received
Location & Block Plans	CH608/001		04/08/14
Existing Plans	CH608/002		04/08/14
Existing Plans, Elevations & Sections	CH608/003		04/08/14
Planning Application Proposed Plans	CH608/004		04/08/14
Planning Application Proposed Elevations & Sections	CH608/005		04/08/14

BH2014/02692

68 Davigdor Road Hove

Conversion of first floor flat and loft to create 3no flats including rear dormers and balcony, front and side rooflights, removal of chimney stacks and additional rear window and doors at first floor level.

Applicant: Copsemill Properties Ltd

Officer: Helen Hobbs 293335

Refused on 14/10/14 DELEGATED

1) UNI

The existing first floor unit is unsuitable for conversion into smaller units of accommodation by virtue of an original floor area of less than 115 sq metres and having only three bedrooms as originally built. The resulting development would create accommodation below the standard that the Council would reasonably expect and, by reason of habitable rooms of an inadequate size and a failure to incorporate Lifetime Home standards in the design, unsuitable for family occupation. This harm is considered to outweigh the benefit provided by the additional residential units. The proposal is therefore contrary to policies QD27, HO9 and HO13 of the Brighton & Hove Local Plan.

2) UNI2

The proposed front rooflights, by reason of their number and siting in relation to features at lower levels of the building, would detract from the appearance of the existing building and the wider street scene. This harm is considered to outweigh the benefit provided by the additional residential units. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2014/02775

102 Shirley Drive Hove

Demolition of existing garage and erection of 1no three bedroom detached dwelling.

Applicant: Mr & Mrs Alan Moon

Officer: Jason Hawkes 292153

Approved on 14/10/14 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 approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully

implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) UNI

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

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

4) UNI

The 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.

5) UNI

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

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

6) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A, B, C, D & 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: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

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

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (b) above that any remediation scheme required and approved under the provisions of (i) (b) above

has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

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

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

8) UNI

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

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

9) UNI

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

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

10) 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.

11) UNI

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

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

12) UNI

No development shall take place until details of the proposed patio terrace at 102 Shirley Drive, including elevation drawings, have been submitted to and approved by the Local Planning Authority in writing. The development shall be constructed in accordance with the agreed details prior to occupation of the hereby approved dwellinghouse and shall thereafter be retained as such.

Reason: To enhance the appearance of the development and to preserve the amenity of adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

13) UNI

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

14) UNI

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

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

15) UNI

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 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.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Plan	TA735/01		15th August 2014
Existing Site Survey	TA735/02		15th August 2014
Existing Site Plan	TA735/03		15th August 2014

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Existing Street Elevations	TA735/04		15th August 2014
Proposed Block Plan	TA735/10		15th August 2014
Proposed Site Plan	TA735/11		15th August 2014
Proposed Floor Plans	TA735/12		15th August 2014
Proposed Elevations	TA735/13		15th August 2014
Proposed Elevations 2	TA735/14		15th August 2014
Proposed Section AA	TA735/15		15th August 2014
Proposed Street Scene	TA735/16		15th August 2014

BH2014/02810

Flat 1 Lincoln Court 78 The Drive Hove

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

Applicant: Mrs Christine Jackson

Officer: Lorenzo Pandolfi 292337

Approved on 29/10/14 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			04/09/2014
Photos			02/09/2014
Floor Plan			02/09/2014
Technical Specification			02/09/2014
Quotation			02/09/2014

BH2014/02830

Flat 4 61 Goldstone Villas Hove

Insertion of rooflights to front and rear roof slopes.

Applicant: Mrs U Pascoe

Officer: Nicola Hurley 292114

Refused on 23/10/14 DELEGATED

1) UNI

The proposed rooflights on the rear roof slope by reason of positioning and excessive number would create a cluttered appearance to the roofscape. The rooflights would be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the guidance contained in SPD12 Design Guide for Extensions and Alterations.

BH2014/02921

29 Hove Park Villas Hove

Installation of rooflights.

Applicant: Mr John Lingwood

Officer: Benazir Kachchhi 294495**Approved on 27/10/14 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 and Block plan	AL-100		01 September 2014
Existing floor plans	AL-101		01 September 2014
Existing Elevations	AL-102		01 September 2014
Proposed floor plans	AL-103		01 September 2014
Proposed Elevations	AL-104		01 September 2014

BH2014/02970**44 Hove Park Villas Hove**

Certificate of lawfulness for proposed windows and enlargement of existing window to side elevation.

Applicant: Mr Ben Hatch**Officer:** Lorenzo Pandolfi 292337**Split Decision on 29/10/14 DELEGATED****1) UNI**

GRANT a lawful development certificate for the proposed side windows for the following reason:-

The proposed side windows are permitted under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for the proposed side lightwells for the following reason:-

The proposed lightwells are an engineering operation, constituting development, and are not permitted under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/02982**27 Addison Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.5m.

Applicant: Helen Patrick
Officer: Mark Thomas 292336
Prior approval not required on 16/10/14 DELEGATED

BH2014/02996**Flat 5 33 Cromwell Road Hove**

Application for Approval of Details Reserved by Condition 2 of application BH2014/01957.

Applicant: Ms Charlotte Clarke
Officer: Lorenzo Pandolfi 292337

Approved on 29/10/14 DELEGATED

BH2014/03006**P&H House 106-112 Davigdor Road Hove**

Prior Approval for change of use from offices (B1) to residential (C3) to form 57no flats.

Applicant: Aegon UK Property Fund Ltd C/O Kames Capital
Officer: Christopher Wright 292097

Prior Approval is required and is approved on 20/10/14 DELEGATED

BH2014/03040**56 Livingstone Road Hove**

Application for Approval of Details Reserved by Conditions 6, 7, 8, 9, 11 and 12 of application BH2014/00921

Applicant: Mr Tim Hawkins
Officer: Liz Arnold 291709

Approved on 27/10/14 DELEGATED

BH2014/03056**1 Avondale Road Hove**

Certificate of lawfulness for proposed loft conversion incorporating dormer to the rear. (Part Retrospective)

Applicant: Mr Christian Tremlett
Officer: Robert Hermitage 290480

Approved on 14/10/14 DELEGATED

HANGLETON & KNOLL**BH2014/02594****131A Stapley Road Hove**

Replacement of two windows and one door. Formation of one new doorway and installation of door.

Applicant: Brighton Hove City Council Building Surveying
Officer: Jonathan Puplett 292525

Approved on 13/10/14 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	007		12 August 2014
Existing floor plan	001		12 August 2014
Proposed Floor Plan	002	A	12 August 2014
Existing and proposed elevations.	005		12 August 2014

BH2014/02669**The Bungalow 11 Hangleton Lane Hove**

Application for variation of condition 2 of application BH2013/04222 (Erection of single storey front, side and rear extensions incorporating associated roof alterations) to allow for the insertion of 1no rooflight to front elevation.

Applicant: Mr Jerjes Philips

Officer: Adrian Smith 290478

Approved on 15/10/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 03/04/2017.

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	11HL.01	-	07/08/2014
Block Plan - Existing	11HL.02	-	07/08/2014
Block Plan - Proposal	11HL.03	-	12/12/2013
Block Plan - Proposal	11HL.04	-	07/08/2014
Arial Views	11HL.05	-	12/12/2013
Ground floor and roof plans - Existing	11HL.06	-	07/08/2014
Elevations - Existing	11HL.07	-	07/08/2014
Ground floor and roof plans - As approved	11HL.08	-	12/12/2013
Elevations as approved	11HL.09	-	12/12/2013
Ground floor plans- as approved	11HL.10	-	07/08/2014
Ground floor plan- proposed	11HL.10B	-	07/08/2014
Roof Plan- as approved	11HL.11	-	07/08/2014
Roof plan- proposed	11HL.11B	-	07/08/2014
Elevations- as approved	11HL.12	-	07/08/2014
Elevations- proposed	11HL.12	B	07/08/2014

3) UNI

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

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

4) UNI

No development shall take place until a method statement setting out how the existing listed boundary wall is to be protected, maintained and stabilised during and after demolition and construction works, has been submitted to and approved in writing by the local planning authority. Works shall be carried out in strict accordance with the approved method statement.

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

5) UNI

The external finishes of the development hereby permitted shall match those of the existing building.

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

BH2014/02842**117 Hangleton Way Hove**

Erection of single storey side extension to replace existing detached garage.

Applicant: Ms Louise Alexander

Officer: Benazir Kachchi 294495

Approved on 15/10/14 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 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.

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Plan Type	Reference	Version	Date Received
Site Location plan			20 August 2014
Existing and proposed floor plans and elevations	One		20 August 2014

BH2014/03061**20 High Park Avenue Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.8m, for which the maximum height would be 2.6m, for which the height of the eaves would be 2.6m.

Applicant: Mr Mohammad Hossein**Officer:** Mark Thomas 292336**Prior approval not required on 17/10/14 DELEGATED****NORTH PORTSLADE****BH2014/02802****44 Wickhurst Road Portslade**

Certificate of lawfulness for proposed erection of single storey rear extension to replace existing conservatory and replacement of existing side door with window.

Applicant: Mr Bob Leach**Officer:** Benazir Kachchhi 294495**Approved on 14/10/14 DELEGATED****BH2014/02804****158 Valley Road Portslade**

Erection of single storey rear extension.

Applicant: Mr Bob Leach**Officer:** Benazir Kachchhi 294495**Approved on 29/10/14 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
Site location plan and existing floor plans	LR43CRB 01	/	19 August 2014

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Block plan and existing front, side and rear elevations	LR43CRB 02	/	19 August 2014
Block plan and proposed front, side and rear elevations	LR43CRB 02	/	19 August 2014
Proposed ground floor, roof and location plans	LR43CRB 03	/	19 August 2014

BH2014/02953

85 North Lane Portslade

Certificate of lawfulness for proposed loft conversion incorporating roof extensions, rear dormer and front rooflights.

Applicant: Mrs Julia Holder

Officer: Lorenzo Pandolfi 292337

Approved on 28/10/14 DELEGATED

BH2014/03003

1 Foredown Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.6m.

Applicant: Mr & Mrs Ogle

Officer: Helen Hobbs 293335

Prior Approval is required and is refused on 17/10/14 DELEGATED

1) UNI

The proposed rear extension, by reason of its height, mass and depth would result in a significantly overbearing impact, an unacceptable sense of enclosure and a loss of light to the adjoining property, no. 2 Foredown Road.

SOUTH PORTSLADE

BH2014/01613

221 Old Shoreham Road Portslade

Application for approval of details reserved by conditions 5, 8 and 9 (i) of application BH2013/01350.

Applicant: Footsteps Day Nursery

Officer: Christopher Wright 292097

Approved on 15/10/14 DELEGATED

BH2014/02119

87 Abinger Road Portslade

Application for approval of details reserved by conditions 6, 7 and 8 of application BH2013/04185.

Applicant: Pearl Developments (Brighton) LLP

Officer: Christopher Wright 292097

Approved on 10/10/14 DELEGATED

HOVE PARK

BH2014/01783

26 Cobton Drive Hove

Erection of single storey side extension and conversion of existing garage to rear

into habitable living space.

Applicant: Jackie Ames

Officer: Mark Thomas 292336

Approved on 22/10/14 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
Location Plan	06	4a	29.09.2014
Existing ground floor plan	01	4a	29.09.2014
Proposed ground floor plan	02	4a	29.09.2014
Proposed roof plan	03	4a	29.09.2014
Existing elevations	04	4a	29.09.2014
Proposed elevations	05	4a	29.09.2014

BH2014/01889

33 Bishops Road Hove

Erection of two storey and first storey floor extensions and roof extensions and rear dormers.

Applicant: Mr Murdo Munro

Officer: Helen Hobbs 293335

Approved on 23/10/14 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 block and location plan	1.01		9th June 2014
Plans, elevations & section as existing	1.02		9th June 2014
Plans and elevations as proposed	2.02	E	2nd October 2014

BH2014/01941**55 Woodland Drive Hove**

Remodelling of existing dwelling including alterations and raising of roof height to facilitate creation of additional storey. Erection of porch and creation of garage at lower ground floor level to front. Alterations and enlargement of existing patio to rear, creation of access steps to either side of dwelling, revised fenestration and associated works.

Applicant: Mr & Mrs Chambers

Officer: Helen Hobbs 293335

Refused on 10/10/14 DELEGATED

1) UNI

The proposed development, by reason of its scale, detailing and resulting bulk, would create an unduly dominant and incongruous appearance which would appear at odds with the prevailing character of the Woodland Drive street scene. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2014/02190**313 Dyke Road Hove**

Erection of new front boundary wall and widening of vehicle crossover.

Applicant: Craig Ritchie

Officer: Lorenzo Pandolfi 292337

Approved on 13/10/14 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 front boundary wall hereby permitted shall match in material, colour, style, bonding and texture those of the main building at 313 Dyke Road.

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
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			Received
Site Plan			07/07/2014
Block Plan			07/07/2014
Entrance Crossover Plan and Elevation as Existing	01		02/07/2014
Entrance Crossover Plan and Elevation as Proposed	02		02/07/2014

BH2014/02274**59 Tongdean Avenue Hove**

Erection of first floor side extension and associated alterations.

Applicant: Mr & Mrs Humbly**Officer:** Joanne Doyle 292198**Approved on 09/10/14 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 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	ADC687/LP		09 Jul 2014
Block Plan	ADC687/BP		09 Jul 2014
Existing Ground Floor Plan	ADC687/01		09 Jul 2014
Existing First Floor Plan	ADC687/02		09 Jul 2014
Proposed Ground Floor Plan	ADC687/03		09 Jul 2014
Proposed First Floor Plan	ADC687/04		09 Jul 2014
Existing Elevations	ADC687/05		09 Jul 2014
Proposed Elevations	ADC687/06		09 Jul 2014

BH2014/02402**4 Dyke Close Hove**

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

Applicant: Mr S Spink**Officer:** Christopher Wright 292097**Approved on 10/10/14 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

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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
First Floor Roof Layout As Proposed	820/01		17 Jul 2014
Sketch View of Proposals	820/02		17 Jul 2014
Elevations As Existing	820/03	A	10 Sep 2014
Ground Floor & Layout As Existing	820/04		17 Jul 2014
Ground Floor & Site Layout As Proposed	820/05		17 Jul 2014
Section Proposed and Section Existing	820/06	A	10 Sep 2014
Site Location Plan and Block Plan	820/07		17 Jul 2014
Elevations As Proposed	820/08	A	10 Sep 2014

BH2014/02700

3 The Green Hove

Erection of new front porch.

Applicant: Mr Clive Crutchfield

Officer: Lorenzo Pandolfi 292337

Approved on 21/10/14 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.

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Plan Type	Reference	Version	Date Received
Site Plan / Block Plan	P01		22/08/2014
Ground Floor Plan as Existing	02		22/08/2014
Ground Floor Plan as Proposed	03		22/08/2014
Front Elevation as Existing	04		22/08/2014
Front Elevation as Proposed	05		22/08/2014
Front Elevation Proposed	07		22/08/2014
Proposed Side Elevation	08		22/08/2014
Views of House Front	09		22/08/2014
East Elevation Existing	10		26/08/2014
West Elevation Existing	11		27/08/2014
Side Elevation as Proposed	12		27/08/2014

BH2014/02735

27 Shirley Drive Hove

Erection of single story side extension.

Applicant: Mr & Mrs Rod Thomas

Officer: Joanne Doyle 292198

Approved on 13/10/14 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	131003	SO	13 Aug 2014
Block Plan	131003	PO	13 Aug 2014
Front (West) Elevation Survey	131003	S4	13 Aug 2014
Side (South) Elevation Survey	131003	S5	13 Aug 2014
Rear (East) Elevation Survey	131003	S6	13 Aug 2014
Side (North) Elevation Survey	131003	S7	13 Aug 2014
Section A-A Survey	131003	S8	13 Aug 2014
Section B-B Survey	131003	S9	

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Ground Floor Plan Survey	131003	S1	13 Aug 2014
First Floor Plan Survey	131003	S2	13 Aug 2014
Roof Plan Survey	131003	S2	13 Aug 2014
Front (West) Elevation as proposed	131003	P104	13 Aug 2014
Side (South) Elevation as Proposed	131003	P105	13 Aug 2014
Rear (East) Elevation as Proposed	131003	P106	13 Aug 2014
Side (North) Elevation as proposed	131003	P107	13 Aug 2014
Section A-A as proposed	131003	P108	13 Aug 2014
Section B-B as proposed	131003	P109	13 Aug 2014
Ground Floor Plan as Proposed	131003	P101	13 Aug 2014
First Floor Plan as Proposed	131003	P102	13 Aug 2014
Roof Plan as proposed	131003	P103	13 Aug 2014

BH2014/02756**26 The Droveaway Hove**

Application for variation of condition 2 of application BH2004/1590/FP (Alterations to west elevation consisting of installation of new air-conditioning unit, repositioning of air-conditioning unit from rear elevation, new attenuated refrigeration unit (frogbox) (retrospective) to extend hours of operation for air conditioning units by one hour in the morning to 06:00-23:00.

Applicant: Tesco Stores Ltd

Officer: Allison Palmer 290493

Approved on 14/10/14 DELEGATED

1) UNI

A self-closing mechanism to the external door to the bulk store leading to the service yard shall be retained to the satisfaction of the Local Planning Authority and thereafter be maintained. The door shall remain shut except during deliveries.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			14/08/14
Background from G L Hearn			14/08/14
Noise Impact assessment			14/08/14

3) UNI

The air-conditioning units hereby permitted shall not operate between the hours of 23.00 and 06.00.

Reason: To safeguard the amenities of the occupiers of adjoining properties and

to comply with policy QD27 of the Brighton & Hove Local Plan Second Deposit Draft.

BH2014/02819**17 Bishops Road Hove**

Certificate of lawfulness for proposed erection of single storey rear extension to replace existing conservatory and installation of new side window.

Applicant: Mrs Marion Anderson

Officer: Benazir Kachchhi 294495

Approved on 20/10/14 DELEGATED

BH2014/02854**1 Barrowfield Close Hove**

Erection of front extension.

Applicant: Bruce Whattam

Officer: Lorenzo Pandolfi 292337

Refused on 16/10/14 DELEGATED

1) UNI

The proposed front extension would create a poor relationship with main building by reason of its design, which incorporates a discordant eaves height in relation to that existing, and, in the absence of information to indicate otherwise, material which would fail to integrate with the existing building. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2014/02873**1 Barrowfield Drive Hove**

Erection of painted, rendered block wall, to replace existing boundary wall. (Retrospective)

Applicant: Mr Amir Solehi

Officer: Robin Hodgetts 292366

Refused on 10/10/14 DELEGATED

1) UNI

The boundary wall by reason of its scale, design and materials adversely impacts upon the appearance and character of the existing property and the surrounding street scene and is thereby contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2014/03063**47 The Drove Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.1m, for which the maximum height would be 3.87m, and for which the height of the eaves would be 3.87m.

Applicant: Mr & Mrs Cunningham

Officer: Mark Thomas 292336

Prior Approval is required and is approved on 22/10/14 DELEGATED

WESTBOURNE**BH2014/02228**

26 Pembroke Crescent Hove

Erection of single storey extension and creation of dormer to the rear.

Applicant: Tracy Tarrant

Officer: Joanne Doyle 292198

Approved on 29/10/14 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, with the exception of the folding doors, 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 hereby approved window to the front elevation shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such thereafter.

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

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	159/PA/100		04 Jul 2014
Block Plan	159/PA/200		04 Jul 2014
Existing Floor Plans	159/PA/101		04 Jul 2014
Existing South Elevation & Section AA	159/PA/102		04 Jul 2014
Existing East & West Elevations	159/PA/103		09 Jul 2014
Proposed Floor Plans	159/PA/201		04 Jul 2014
Proposed South Elevation & Section AA	159/PA/202		04 Jul 2014
Proposed East & West Elevations	159/PA/203		04 Jul 2014

BH2014/02693**Flat 34 Fairlawns 159 Kingsway Hove**

Replacement of existing aluminium windows and doors with UPVC units.

Applicant: Mr Jon Gregory

Officer: Benazir Kachchhi 294495

Approved on 14/10/14 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	1107		26 August 2014
Glazing pattern			11 August 2014
Locking system			26 August 2014

BH2014/02808**12 Aymer Road Hove**

Installation of railings above front and side boundary wall, new side gate, extension and capping of brick pier and associated landscaping.

Applicant: Mr & Mrs Malcolm Wolf

Officer: Helen Hobbs 293335

Refused on 14/10/14 DELEGATED

1) UNI

The proposed railings to the front boundary wall, by reason of their design, would not be in keeping with the character or appearance of the property and would appear as a visually incongruous and harmful alteration to the property. The proposal would therefore fail to preserve or enhance the character and appearance of the Pembroke and Princes Conservation Area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Documents 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

BH2014/02934**50 Westbourne Villas Hove**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2014/01250.

Applicant: Janice Tyler

Officer: Mark Thomas 292336

Approved on 29/10/14 DELEGATED

BH2014/02956**32 Cowper Street Hove**

Demolition of existing single storey rear extension and erection of single storey rear extension with associated alterations.

Applicant: Mr & Mrs J Hopkins

Officer: Christopher Wright 292097

Approved on 16/10/14 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 windows or other openings, other than those expressly authorised by this permission, shall be constructed in either of the eastern or western facing flank walls of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Floor Plans & Elevations As Existing. Block & Location Plan.	3566-01		2 Sep 2014
Floor Plans & Elevations As Proposed	3566-02	D	2 Sep 2014

WISH**BH2014/00430****Site Rear of 331 Kingsway Hove**

Erection of three storey building comprising of office space (B1) on ground floor and 4no one bedroom and 4no two bedroom flats of first and second floors with associated parking, cycle and bin storage.

Applicant: Southern Housing Group

Officer: Sarah Collins 292232

Approved on 28/10/14 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

No development shall take place until details of the ventilation strategy for 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 future occupants of the

development, ensure the efficient use of resources and to comply with policies SU2, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The ground floor B1 unit shown on drawing numbers D01/C and D02/C shall only be used for the purposes of providing business uses under the B1 use class 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 To ensure satisfactory levels of employment remain on site and to comply with policy EM9 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

6) UNI

Access to the flat roofs other than the balconies to the rear of the building hereby approved shall be for maintenance or emergency purposes only and the flat roofs other than the balconies to the rear of the building 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.

7) UNI

The first and second floor bathroom windows in the north elevation shown as obscured glass on drawing numbers D03 and D04/C shall not be glazed otherwise than with obscured glass with top level opening only and thereafter permanently retained as such.

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

8) UNI

The B1 use hereby permitted shall not be in use except between the hours of 0730 and 1930 on Mondays to Fridays and 0900 and 1230 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

9) UNI

No deliveries to or from the site, or other activity, associated with the B1 use shall take place except between the hours of 0730 and 1930 on Mondays to Fridays and 0900 and 1230 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

10) 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.

11) UNI

The development hereby permitted shall be undertaken in accordance with the Site Waste Management Plan received 10th February 2014.

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.

12) UNI

No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including details of the walls to the rear balconies, 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 safeguard the character and appearance of the area and to comply with policies QD2 and QD14 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, boundary treatments with street frontages and adjoining properties, and planting 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.

14) 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.

15) UNI

No development shall commence until details of two disabled car parking spaces for the occupants of and visitors to the (B1) development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policy TR18 and SPG4.

16) UNI

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.

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

17) UNI

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

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

18) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such thereafter.

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

19) UNI

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.

20) 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 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' 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.

21) UNI

No development shall take place until a scheme, including plans and elevation drawings, for the photovoltaic panels as detailed in the Domestic and Commercial Outline Energy and Sustainability Reports (received 10th February 2014) has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details prior to the occupation of the development and shall be maintained and retained as such thereafter.

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.

22) 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.

23) 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 has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to and approved in writing by the Local Planning Authority.

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

24) UNI

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

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

25) UNI

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

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

26) UNI

The development hereby approved shall not be occupied until the cycle parking 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 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.

27) UNI

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 16 (c) that any remediation scheme required and approved under the provisions of condition 16 (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) 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 condition 16 (c).

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

28) UNI

Within 3 months of the occupation of the ground floor office a scheme of Travel Plan measures to promote sustainable transport to and from the office development shall be submitted to and approved in writing by the Local Planning Authority. The Scheme should include but not be limited to the following measures:

- i) The provision of up to date public transport information within the building and to users of the building;
- ii) Promotion of sustainable travel for staff trips including personal travel planning;
- iii) Sustainable transport promotional material being readily available to staff and visitors including cycle and bus routes and timetable brochures and car club information.

The agreed measures shall be implemented in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR4 and TR14 of the Brighton & Hove Local Plan.

29) UNI

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

PLANNING COMMITTEE	Agenda Item 106(a) Brighton & Hove City Council
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Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Block Plan	Y050-A01		10 Feb 2014
Location Plan	Y050-A02		10 Feb 2014
Site Survey	Y050-A03	A	21 May 2014
Existing Site Plan	Y050-A04	A	21 May 2014
Existing Front Elevation	Y050-A05		10 Feb 2014
Existing Rear Elevation	Y050-A06		10 Feb 2014
Existing Side Elevation	Y050-A07		10 Feb 2014
Existing Side Elevation	Y050-A08		10 Feb 2014
Proposed Site Plan	Y050-D01	C	24 June 2014
Proposed Ground Floor Plan	Y050-D02	C	24 June 2014
Proposed First Floor	Y050-D03		10 Feb 2014
Proposed Second Floor	Y050-D04	C	24 June 2014
Proposed Roof	Y050-D05	A	21 May 2014
Proposed Front Elevation	Y050-D06		10 Feb 2014
Proposed Rear Elevation	Y050-D07	C	24 June 2014
Proposed Side Elevation	Y050-D08	C	24 June 2014
Proposed Side Elevation	Y050-D09	C	24 June 2014

BH2014/02592

40 Stoneham Road Hove

Formation of roof terrace with balustrading over existing rear flat roof.

Applicant: Mr & Mrs Maddox

Officer: Lorenzo Pandolfi 292337

Refused on 13/10/14 DELEGATED

1) UNI

The proposed roof terrace would, by virtue of its siting and elevated position, appear an unduly prominent addition to the building which would be out of keeping with the established character and appearance of neighbouring properties. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

2) UNI2

The proposed roof terrace would facilitate the placing of outdoor paraphernalia in a visually prominent position, to the detriment of the character and appearance of the building and wider surrounding area. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed roof terrace, by virtue of its elevated position and size, would lead to downward overlooking causing a significant loss of privacy for occupants of adjoining properties. The proposal would therefore be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/02796

86A Boundary Road Hove

Application for approval of details reserved by condition 4 of application BH2011/01848.

Applicant: Mr Emmanuel Abadi
Officer: Mark Thomas 292336
Refused on 10/10/14 DELEGATED

BH2014/03073**52 St Leonards Gardens Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 2.96m, and for which the height of the eaves would be 2.9m.

Applicant: Mr Kevin Viney
Officer: Benazir Kachchhi 294495
Prior approval not required on 16/10/14 DELEGATED

Withdrawn Applications