

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING &
PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN
IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2010/02644

116 -118 Carden Avenue Brighton

Installation of 4no condenser units to the North-East elevation and installation of roller shutter to shopfront. (Retrospective)

Applicant: Mr Nadrajah Padmendran

Officer: Aidan Thatcher 292265

Refused on 28/06/11 DELEGATED

1) UNI

The proposed plant units are considered to detract from the character and appearance of the existing building and the wider street scene due to the positioning at first floor level, which is accentuated by the corner location of the building. As such the proposal would be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

A lack of information has been submitted to assess whether the proposed units would represent a noise nuisance to the surrounding residents and as such the proposal would be contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/00281

1 Singleton Road Brighton

Application for Approval of Details Reserved by Condition 9 of application BH2009/02498.

Applicant: Eastland Building Contractors Ltd

Officer: Jonathan Puplett 292525

Approved on 16/06/11 DELEGATED

BH2011/00915

Land Between 58 Braybon Avenue & Hathaway Mayfield Crescent Brighton

Erection of 1no detached 3 bedroom chalet bungalow.

Applicant: Mr & Mrs J Westlake

Officer: Anthony Foster 294495

Approved on 23/06/11 DELEGATED

1) BH02.07

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.

2) BH06.03

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

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

3) UNI

The first floor bathroom windows on the rear (northern) elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

Unless otherwise agreed in writing the development hereby approved shall be carried out in strict accordance with the submitted samples.

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

5) UNI

The new dwellings shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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.

6) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

No development shall be commenced until full details of existing and proposed

ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

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.

13) UNI

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

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

14) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 80711/100 /101, /102, /103, /104, /105, location plan and block plan received 24 March 2011.

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

15) 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.

16) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse 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.

BH2011/00953

8 Plainfields Avenue Brighton

Erection of single storey rear extension and relocation of existing garage.

Applicant: Mr Alfonso Hernandez

Officer: Louise Kent 292198

Approved on 22/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.05

The windows in the west and east elevations shall not be glazed otherwise than with obscured glass and the west window shall be fixed shut 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) BH02.09

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

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

4) BH03.02

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

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

5) 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved amended drawings no. 01 Rev. B received on 1 June 2011

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

BH2011/01068

The Coach House Grangeways Brighton

Erection of two storey extension to North elevation replacing existing outhouse.

Applicant: Dr I Sumoreeah

Officer: Chris Swain 292178

Approved on 17/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.04

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

5) UNI

All pruning works to the adjacent lime tree, to facilitate development should be carried out to BS 3998 (2010) Tree Pruning Operations.

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

6) UNI

The development hereby permitted shall be carried out in accordance with two unnumbered drawings, a site/block plan, a tree statement and a planning statement received on 8 April 2011 and an unnumbered drawing received on 3 June 2011.

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

7) UNI

The adjacent lime tree, to the north west of the proposal site should be protected to BS 5837 (2005) Trees in relation to construction as far as is practicable. A full Arboricultural Method Statement regarding this should be submitted to and approved by the Arboricultural Section prior to any development commencing.
Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

BH2011/01092

35 Highview Avenue North Brighton

Erection of first floor side extension with pitched roof.

Applicant: Ms Wei Qian Holland

Officer: Sonia Gillam 292359

Approved on 09/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 additional windows shall be constructed to the northern side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2012-01, 02, 03, 04, 05, 06 received on the 8th April 2011.

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

BH2011/01143

51 Baranscraig Avenue Brighton

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

Applicant: Mr Luke Beard

Officer: Helen Hobbs 293335

Approved on 10/06/11 DELEGATED

BH2011/01144

91 Vale Avenue Brighton

Removal of existing rear single storey extension and conservatory and erection of two storey rear and side extension and single storey rear extension, porch and dormer to front and rooflights to sides.

Applicant: Mrs Shilpa Patel

Officer: Helen Hobbs 293335

Approved on 14/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 no. CH406/001, 002, 003, 004 and 005 received on 18th April 2011.

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

BH2011/01188

66 Westfield Crescent Brighton

Certificate of lawfulness for proposed hip to gable roof extension with extension of existing rear dormer and a rooflight to the front elevation.

Applicant: Tristan France

Officer: Chris Swain 292178

Split Decision on 23/06/11 DELEGATED

1) UNI

The proposed rooflight to the front roofslope is permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended

Informatives:

1. This decision is based on drawing nos.2011/001/TFA1, 2011/002/TFA1, 2011/003/TFA1 and 2011/004/TFA1 and two photographic images received on 20 April 2011.

1) UNI

The development is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as amended due to the proposed roof alterations exceeding the 50m³ volume allowance for the property.

BH2011/01244

3 Ashley Close Brighton

Erection of porch to replace existing to front elevation. Erection of single storey conservatory to replace existing to rear elevation.

Applicant: Ms R Fareham

Officer: Sonia Gillam 292359

Approved on 14/06/11 DELEGATED

1) BH01.01

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

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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 3048-01 received on the 28th April 2011 and 3048-02revB received on the 10th May 2011.

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

BH2011/01278

53 Overhill Drive Brighton

Erection of two storey side extension and porch to front elevation. Formation of hard standing and crossover incorporating associated alterations to front boundary wall.

Applicant: Mr Neil Constantine

Officer: Liz Arnold 291709

Approved on 22/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH05.10

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the two storey side extension hereby approved without planning permission obtained from the Local Planning Authority.

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

5) UNI

The windows within the western facing elevation at first floor level of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently

retained as such.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01 received on the 4th May 2011 and drawing nos. 02A and 03A received on the 27th May 2011.

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

BH2011/01362

15 Haywards Road Brighton

Erection of two storey rear extension with flat roof.

Applicant: Mr Mike Broad

Officer: Liz Arnold 291709

Approved on 14/06/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.01 and 02 received on the 12th May 2011.

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

BH2011/01394

8 & 10 The Deneway Brighton

Non Material Amendments to BH2010/03248 to south elevation of bungalow to insert new door to extension to provide equipment access and fire escape, the omission of new two light window and brick up opening to match, replace existing three light corner window using new four light window, style to match existing and the omission of rendered finish to western elevation of side extension of bungalow.

Applicant: New Priory Veterinary Practice

Officer: Liz Arnold 291709

Approved on 10/06/11 DELEGATED

BH2011/01464

110 Mackie Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating front rooflights, new window in gable wall and rear dormer.

Applicant: Mr Simon Page

Officer: Helen Hobbs 293335

Approved on 16/06/11 DELEGATED

PRESTON PARK

BH2010/03269

100 Preston Drove Brighton

Erection of 3 storey building comprising of A1 use on ground floor and 2no self contained flats on first and second floors (Part Retrospective).

Applicant: Mr E Sharandizadeh

Officer: Jonathan Puplett 292525

Approved on 09/06/11 DELEGATED

1) BH02.07

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.

2) BH06.03

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

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

3) UNI

Where practicable, measures to accord with Lifetime Homes access criteria shall be incorporated into the development and thereafter retained as such.

Reason: To make the approved building more accessible and adaptable to help meet the occupiers' future needs and to comply with policy HO13 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.

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this decision a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved an Ecohomes rating of 'Very Good' or higher or a Code for Sustainable Homes rating of Code level 3 / Code level or higher 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.

BH2011/00193

196 Dyke Road Brighton

Erection of four storey block of 9no self-contained flats (retrospective).

Applicant: SDP

Officer: Jonathan Puplett 292525

Approved after Section 106 signed on 21/06/11 DELEGATED

1) BH02.06

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.

2) BH02.07

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) BH06.01

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

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

4) BH06.03

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

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

5) BH11.02

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

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

6) UNI

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

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

7) 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.

8) UNI

The development hereby permitted shall be accord with the approved drawings nos. 809/ 500, 01, 505, 516 and 517 received on the 24th of January 2011, nos. 809/ 501C, 502C, 505B, 512 and 513B received on the 11th of April 2011, and nos. 809/ 503D, 504B 511C and 515C received on the 20th of April 2010, and the submitted brick, slate, balustrade glazing, balustrade rail, window and cill samples.

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

BH2011/00461

Top Flat 121 Ditchling Rise Brighton

Demolition of chimney at rear of property with the removal of a UPVC window from side elevation and the addition of a UPVC window to rear elevation.

Applicant: Miss Samantha Morton

Officer: Jonathan Puplett 292525

Approved on 21/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 approved plans, a painted masonry cill shall be installed directly below the new rear window hereby approved, to match the cills in situ to the rear of the building.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan received on the 26th of April 2011, elevation drawings submitted on the 16th of February and 20th of May 2011, the window specification and brochure submitted on the 18th of April 2011, and an email from the applicant dated the 17th of May 2011.

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

BH2011/00661

Land Rear of 183 Ditchling Road Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5, 7, 12, 13, 14, 15, 16, 18, 19, 21 and 22 of application BH2009/02071.

Applicant: Lumsden Coe Developments Ltd

Officer: Kate Brocklebank 292175

Approved on 17/06/11 DELEGATED

BH2011/00846

9 Florence Road Brighton

Conversion of existing garage to form 1no one bed single storey dwelling.

Applicant: Mr Shahram Moallemi

Officer: Sue Dubberley 293817

Refused on 24/06/11 DELEGATED

1) UNI

The subdivision of the plot to accommodate a new dwelling would have a detrimental affect on the spacious nature of the site and the surrounding area, which is one of the key positive attributes of this part of the Preston Park Conservation Area, and would consolidate the existence of an inappropriate building in the rear garden setting a precedent that, if repeated elsewhere, would greatly alter the area's character contrary to policies QD1, QD2, QD3, HO4 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of its unsympathetic design, fails to relate to the main building on the site or neighbouring development, adversely affecting the historic character and visual amenity of the Preston Park Conservation Area, contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The development would have inadequate private amenity space for the future occupiers, contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2011/00913

63 Waldegrave Road Brighton

Erection of single storey rear extension and loft conversion incorporating front rooflight and rear dormer.

Applicant: Mrs L Willis

Officer: Helen Hobbs 293335

Approved on 23/06/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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) BH12.05

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01/Rev D received on 16th June 2011, drawing nos. 02,03 & 04 received on 28th May 2011 and site plan & location plan received on 3rd May 2011.

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

BH2011/01032

First Floor Flat 1 Upper Hamilton Road Brighton

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

Applicant: Mr Bayram

Officer: Chris Swain 292178

Refused on 10/06/11 DELEGATED

1) UNI

Insufficient information on the proposed development has been submitted by the applicant. As such, the impact of the proposal on the appearance and character of the building and the surrounding area cannot be properly assessed in line with policy QD14 of the Brighton & Hove Local Plan.

BH2011/01059

36 Exeter Street Brighton

Erection of single storey rear extension.

Applicant: C Bolding

Officer: Jonathan Puplett 292525

Approved on 10/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH14.02

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 applicant 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.

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

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1113 E01, E02, P01, P02 and P03 received on the 7th of April 2011.

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

BH2011/01075

98 Beaconsfield Villas Brighton

Loft conversion incorporating front rooflights and rear dormers.

Applicant: Dr C Goldie

Officer: Helen Hobbs 293335

Refused on 13/06/11 DELEGATED

1) UNI

The proposed rear dormer windows, by virtue of their size and design, are considered to be of detriment to the character and appearance of the existing property and the Preston Park Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2011/01194

4 Parkmore Terrace Brighton

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

Applicant: Mr & Mrs Saunders

Officer: Sonia Gillam 292359

Approved on 09/06/11 DELEGATED

BH2011/01213

Papa Johns 13 Preston Road Brighton

Application for variation of condition 6 of application BH2010/01864 (Change of Use from retail (A1) to hot food take-away (A5) incorporating extraction flue) that the premises shall not be open except between the hours of 11.00 and 04.00 seven days a week.

Applicant: HAR Limited

Officer: Chris Swain 292178

Refused on 21/06/11 DELEGATED

1) UNI

The proposed extension of opening hours would result in an increased opportunity for noise disturbance and anti-social behaviour during the early hours of the morning to the detriment of the amenity of neighbouring residential occupiers and contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/01230

190 Dyke Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2009/02615.

Applicant: WINDLESHAM SCHOOL

Officer: Kate Brocklebank 292175

Approved on 16/06/11 DELEGATED

REGENCY

BH1999/02685/LB

Royal Albion Hotel 35 Old Steine Brighton

Demolition of existing goods entrance and building of extended goods entrance enclosure.

Applicant: Britannia Hotels Ltd

Officer: Steve Walker 292337

Finally Disposed of on 15/06/11 DELEGATED

BH2000/00858/FP

Jarvis Norfolk Hotel Kings Road Brighton

Refurbishment of existing front facade, including alterations to main entrance, replacement/refurbishment of existing windows, balcony restoration and waterproofing works.

Applicant: Jarvis Hotels PLC

Officer: Hamish Walke 292101

Finally Disposed of on 22/06/11 DELEGATED

BH2000/00859/LB

Jarvis Norfolk Hotel Kings Road Brighton

Refurbishment of existing front facade, including alterations to main entrance, replacement/refurbishment of existing windows, balcony restoration and waterproofing works.

Applicant: Jarvis Hotels PLC

Officer: Hamish Walke 292101

Finally Disposed of on 22/06/11 DELEGATED

BH2009/02352

16-17 Kings Road Brighton

The removal of the existing fire escape and replacement with fire escape stairs to the ground, first, second and third floors.

Applicant: Enterprise Inns PLC

Officer: Charlotte Hughes 292321

Finally Disposed of on 22/06/11 DELEGATED

BH2009/02353

16-17 Kings Road Brighton

The removal of the existing fire escape and replacement with fire escape stairs to the ground, first, second and third floors.

Applicant: Enterprise Inns PLC

Officer: Charlotte Hughes 292321

Finally Disposed of on 22/06/11 DELEGATED

BH2010/00356

5 Bedford Place Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2009/00403.

Applicant: Lion & Lobster Pub

Officer: Christopher Wright 292097

Refused on 24/06/11 DELEGATED

BH2010/03899

French Protestant Church of Brighton Queensbury Mews Brighton

Application for Approval of Details Reserved by Conditions 2 & 3 of application BH2010/02363.

Applicant: Mr H Hughes

Officer: Steven Lewis 290480

Approved on 23/06/11 DELEGATED

BH2011/00226

14 Clifton Terrace Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/02666.

Applicant: Mr Giles Palmer

Officer: Christopher Wright 292097

Approved on 13/06/11 DELEGATED

BH2011/00554

Flat 1 32 Sillwood Road Brighton

Installation of French doors to replace existing window to rear elevation on ground floor.

Applicant: Ms Angela Williams

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

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

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

2) BH13.02

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

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

3) UNI

This decision is based on joinery detail drawings 01, 02, 03, 04 received on 22nd June 2011 and not those shown on drawing no. 164.10.04 A received on 19th May 2011.

Reason: For the avoidance of doubt, to ensure a satisfactory appearance to the development 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 no. 164.10.03 received on 24th February 2011, 164.10.04 A received on 19th May 2011 and joinery detail drawings 1, 2, 3, 4 received on 22nd June 2011.

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

BH2011/00555

Flat 1 32 Sillwood Road Brighton

Installation of French doors to replace existing window to rear elevation on ground floor.

Applicant: Ms Angela Williams

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.05

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

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

2) BH13.02

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

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

3) UNI

Notwithstanding the joinery details indicated on drawing nos. 164.10A received on 19 May 2011, the doors shall be installed in accordance with joinery details 01, 02, 03 and 04 received on 22 June 2011.

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

1) UNI

In the absence of sufficient justification and evidence the proposed window is considered to be an incongruous feature that would be detrimental to the character and appearance of the listed building. As such the proposal is contrary to policies HE1 and QD14 of the Brighton & Hove Local plan.

BH2011/00655

14 Cranbourne Street Brighton

Application for variation of condition 5 of application BH2009/01873 (Change of Use of the ground and basement floors from retail (A1) to restaurant/cafes (A3) and hot food take-away (A5) including installation of rear extract duct) to extend opening hours on Thursday, Friday and Saturday between 08:00 and 03.00.

Applicant: Mr Miakhail Ramzi & Mrs Maryam Bouls

Officer: Jason Hawkes 292153

Refused on 24/06/11 DELEGATED

1) UNI

Allowing the increase in hours to 3am on Thursday, Friday and Saturday is a significant increase compared to the current opening hours which allow the premises to open until 12am. Having regard to the proximity of the site to residential properties and the lack of similar late night uses on this street, the proposal will result in a detrimental impact on adjacent and nearby residential properties in terms of noise disturbance. In this location, the scheme is also likely to result in additional crime and disorder within an area highlighted by Sussex Police where there are problems with nuisance and disorder late at night. The scheme is therefore considered detrimental to residential amenity and is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/00675

18 Hampton Place Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2010/00299.

Applicant: Ms Judy Bow

Officer: Jason Hawkes 292153

Approved on 20/06/11 DELEGATED

BH2011/01036

New Venture Theatre Bedford Place Brighton

Installation of climate control system.

Applicant: New Venture Theatre

Officer: Jason Hawkes 292153

Approved on 17/06/11 DELEGATED

1) BH01.05

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

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

2) UNI

No development shall commence until details of an enclosure for the external pipework and tray has been submitted to and approved in writing by the Local Planning Authority. The enclosed pipework and tray shall be painted black. The scheme shall be implemented in accordance with the approved details and maintained as such thereafter.

Reason: To minimise the impact of the proposal on the character and appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01067

86 Western Road Brighton

Installation of ATM cash machine and relocation of night safe on front elevation.

Applicant: The Royal Bank of Scotland

Officer: Jason Hawkes 292153

Refused on 20/06/11 DELEGATED

1) UNI

The front elevation includes two ATMs and also includes signs for the bank, a cigarette butt holder and a cctv camera. As such, the front façade is already cluttered and the introduction of an additional ATM would result in further visual degradation and have a harmful impact on the appearance of the building. The ATM is also visually unacceptable as it inappropriately cuts through a stone sill which is within a prominent decorative middle bay to the front façade. The ATM is also positioned off-centre within the bay which erodes the symmetry of the design of the middle bay. The proposal also results in the loss of a night safe which is an original feature of the building and its relocation is unwelcome. Having regard to all of the above, the scheme is deemed detrimental to the architectural character and appearance of the building and is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/01106

Suite 1 3rd Floor Phoenix House 32 West Street Brighton

Change of use from office (B 1) to optician / consulting rooms (D 1).

Applicant: Ultralase

Officer: Jason Hawkes 292153

Approved on 15/06/11 DELEGATED

1) BH01.01

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

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

2) UNI

The premises shall only be used as an opticians and opticians consulting room and for no other purpose (including any other purpose in Class D1) of the

Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities enjoyed by neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1079-100, 101 & 03 received on 13th April 2011.

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

BH2011/01181

86 Western Road Brighton

Installation of ATM cash machine and relocation of night safe on front elevation.

Applicant: The Royal Bank of Scotland

Officer: Jason Hawkes 292153

Refused on 23/06/11 DELEGATED

1) UNI

The front elevation includes two ATMs and also includes signs for the bank, a cigarette butt holder and a cctv camera. As such, the front façade is already cluttered and the introduction of an additional ATM would result in further visual degradation and have a harmful impact on the appearance of the building. The ATM is also visually unacceptable as it inappropriately cuts through a stone sill which is within a prominent decorative middle bay to the front façade. The ATM is also positioned off-centre within the bay which erodes the symmetry of the design of the middle bay. The proposal also results in the loss of a night safe which is an original feature of the building and its relocation is unwelcome. Having regard to all of the above, the scheme is deemed detrimental to the architectural character and appearance of the building and is contrary to policies HE1, HE4 & HE6 of the Brighton & Hove Local Plan.

BH2011/01293

1 Norfolk Buildings Brighton

Erection of single storey rear extension with roof terrace above with rendered walls and associated external alterations.

Applicant: Mrs Alison Stripling

Officer: Christopher Wright 292097

Refused on 13/06/11 DELEGATED

1) UNI

The proposed extension would, by reason of the height of the rear wall and the footprint, which would in-fill the whole of the original back yard of the property, be incongruous with the context of existing development and result in the loss of an open area and space between buildings which is important to the setting and character of the host building and historic patterns of development within the Conservation Area. As such the proposal is considered contrary to policy HE6 of the Brighton & Hove Local Plan and would have a detrimental effect on visual amenity and the historic character and appearance of the Regency Square Conservation Area.

2) UNI2

The existing back yard is at ground level and enclosed by boundary walls and outdoor amenity spaces behind neighbouring properties are characterised similarly. The proposed roof terrace elevates the height of the amenity space and would be in close proximity to the windows of neighbouring properties such that adjoining residents would experience undue noise and disturbance from the use of the roof terrace. As such the proposal would be harmful to residential amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

By reason of the design and footprint of the proposed rear extension and the absence of windows or doors, the development would provide no outlook from the rear of the property and notwithstanding the lantern style roof lights proposed, the amount of natural light reaching the inner rooms of the ground floor would be compromised, to the detriment of future occupiers' amenity and predicating undue reliance on artificial lighting. As such the proposal is contrary to the requirements of policies QD27 and SU2 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2011/00012

1A Pelham Street Brighton

Display of externally illuminated fascia sign (Retrospective).

Applicant: Mr Hafiz Krbanda

Officer: Sue Dubberley 293817

Refused on 10/06/11 DELEGATED

1) UNI

The advertisement by reason of the method of illumination; trough lighting and cluttered appearance in conjunction with the other two signs, appears visually intrusive and unduly prominent within the street scene and therefore detracts from the appearance of the building and is detrimental to the character and appearance of the North Laine Conservation Area. The development is therefore contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2011/00475

Maisonette 62 Roundhill Crescent Brighton

Installation of one uPVC window to front elevation (Retrospective)

Applicant: Mr Ahmed Khalil

Officer: Sonia Gillam 292359

Refused on 13/06/11 DELEGATED

1) UNI

The development, by reason of its materials, size, proportions, method of opening and general design, forms an unsympathetic alteration that fails to reflect the original character and appearance of the building and detracts from the surrounding Round Hill Conservation Area and as such is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/00601

115 Church Street Brighton

Approval of Details Reserved by Conditions 2, 3, 4, 5, 7, 11 and 13 of application BH2009/02354.

Applicant: Cote Restaurants

Officer: Kate Brocklebank 292175

Approved on 15/06/11 DELEGATED

BH2011/00890

52 Dyke Road Brighton

Change of use of first and second floors from pre-school nursery (D1) to offices (B1). Alterations to garden including new access ramps and new steps to lower ground floor. New rear decking above existing flat roof and replacement of window with external door to facilitate access.

Applicant: Office Creche Ltd

Officer: Sue Dubberley 293817

Approved on 28/06/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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 no.DH/52dyke/01, 02, 03, and door ramp details (unnumbered) received on 13 June 2011.

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

BH2011/01091

Clermont House 95 Queens Road Brighton

Replacement of 1no metal framed window on each floor with UPVC framed windows.

Applicant: ASB Law LLP

Officer: Helen Hobbs 293335

Approved on 10/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 un-numbered window details received on 15th April 2011, photographs received on 8th April 2011 and site plan received on 19th April 2011.

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

BH2011/01135

6 Kew Street Brighton

Erection of single storey rear extension to replace existing outhouse.

Applicant: Mr M Steer

Officer: Chris Swain 292178

Approved on 21/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.09

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.

3) BH12.02

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 an unnumbered drawing, a site plan, a block plan, a waste minimisation statement and a design and access statement received on 15 April 2011.

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

BH2011/01180

Top Flat 2 Chatham Place Brighton

Replacement of existing wooden framed windows to rear with UPVC units.

Applicant: Mr Mike Clark

Officer: Helen Hobbs 293335

Approved on 15/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 no2010/082/PL1 Rev A, 2010/082/PL2 and site plan received on 20th April 2011.

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

BH2011/01227

Railway Bridge New England Road Brighton

Application for removal of condition 1 of application BH2008/03424 (Installation of public art feature "ghost train" (Retrospective) which states that no further installation works, including the ghost train sculpture or lighting, shall take place until a 1:5 scaled cross section to illustrate the position of the LED lights embedded in the grade 2 listed bridge, has been submitted to and approved in writing by the Local Planning Authority.

Applicant: QED

Officer: Paul Vidler 292192

Approved on 21/06/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. 487-DHA-PA-GT1 Block Plan received on 16 December 2008, 0556_G Plan B Site G Development Plan received on 16 December 2008, Unnumbered plan Existing Elevations received on 16 December 2008, Unnumbered Plans Ghost Train West and East Elevation received on 26 November 2008, Unnumbered Plan Ghost Train North Elevation; Ghost Train Plan View received on 16 December 2008, Design and Access Statement (Amended) received on 3 February 2009, Heritage Statement received on 26

November 2008, Drawing No. 3697 02 Ghost Train Supporting Structure received on 16 December 2008, Structural Engineering Calculations received on 13 October 2008, Unnumbered drawing 2-D Full Scale Profile of 1847 Jenny Lind locomotive received on 13 October 2008, Unnumbered Ghost Train Lighting (Amended) received on 23 January 2008, Unnumbered drawing Alteration to Chainlink fence line (Amended) received on 24 February 2009 submitted in respect of application BH2088/03424.

2) UNI

The colour scheme, sequence and intensity of illumination of the proposed lighting scheme shall be implemented in accordance with the details approved by application BH2011/01228 on 21 June 2011.

Reason: In the interest of visual amenity and highway safety and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.

BH2011/01228

Railway Bridge New England Road Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2008/03424.

Applicant: QED Ltd

Officer: Paul Vidler 292192

Approved on 21/06/11 DELEGATED

BH2011/01265

51 Kensington Place Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/03706.

Applicant: Dr Susan Hall

Officer: Jonathan Puplett 292525

Approved on 14/06/11 DELEGATED

BH2011/01267

51 Kensington Place Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2011/03705.

Applicant: Dr Susan Hall

Officer: Jonathan Puplett 292525

Approved on 14/06/11 DELEGATED

BH2011/01352

Railway Bridge New England Road Brighton

Application for removal of condition 1 of application BH2008/03317 (Installation of public art feature "ghost train" (Retrospective) which states that no further installation works, including the ghost train sculpture or lighting, shall take place until a 1:5 scaled cross section to illustrate the position of the LED lights embedded in the grade 2 listed bridge, has been submitted to and approved in writing by the Local Planning Authority.

Applicant: QED

Officer: Paul Vidler 292192

Approved on 27/06/11 DELEGATED

WITHDEAN

BH2011/00954

Cinderford Cornwall Gardens Brighton

Replacement of existing timber front door and side window with timber effect door and double glazed UPVC side light. (Retrospective)

Applicant: Alpha Properties Ltd

Officer: Mark Thomas 292336

Approved on 13/06/11 PLANNING COMMITTEE

BH2011/01080

36A Dyke Road Avenue Brighton

Amendment to previously approved application BH2008/02113 incorporating omission of lift shaft extension to roof on north elevation, alterations to internal layout including location and size of windows on north elevation, altered location of refuse/recycling and bicycle store and addition of pitched to south facing dormer window. (Retrospective)

Applicant: SDP Developers

Officer: Jason Hawkes 292153

Approved on 10/06/11 DELEGATED

1) UNI

The first floor windows in the north elevation, numbered FW39, FW38, FW37 & FW36 as shown on drawing no.11344-02A, shall be obscure glazed and non-opening to a height of 1.7 metres above the floor of the room in which the windows are installed, unless otherwise agreed with the Local Planning Authority in writing.

Reason: To safeguard the privacy of the occupiers of the adjoining property 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 no.11344-Loc & 02A received on 26th April and 6th June 2011.

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

3) UNI

The rooflights on the rear (north facing) roofslope, numbered SW48, SW49, SW50 and SW51 on drawing no.11344-02A, shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

4) UNI

The refuse and recycling storage facilities as approved shall made available for use and these facilities shall hereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory for the storage of refuse and recycling and to comply with policy SU2 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The cycle parking shown as approved shall made available for use and hereafter 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 the private car and to comply with policy TR14 of the Brighton & Hove Local Plan.

BH2011/01113

20 Westdene Drive Brighton

Erection of two storey rear extension at ground and lower ground floor incorporating ground floor glazed balcony and formation of glazed access stairs.

Applicant: Mr Omer Kadir

Officer: Wayne Nee 292132

Approved on 13/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 balcony privacy screens hereby approved shall be installed before the balcony is used as an amenity area. The privacy screens shall thereafter be 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 unnumbered drawings received on 14 April 2011.

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

BH2011/01203

100 Valley Drive Brighton

Certificate of lawfulness for a proposed loft conversion incorporating new window to North elevation and rooflights to South and West roofslopes.

Applicant: Mr David Packham

Officer: Mark Thomas 292336

Approved on 22/06/11 DELEGATED

BH2011/01216

Homeleigh South Road Brighton

Loft conversion incorporating front and rear rooflights.

Applicant: Mr M Willett

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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 no. MW/01 A, MW/02 A received on 6th June 2011.

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

BH2011/01243

7 Cedars Gardens Brighton

Erection of two storey side and rear extensions. Roof alterations incorporating new front and rear dormers and rooflights and alterations to existing front dormer.

Applicant: Mr Newton

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 no. ADC371/sk07C, 08C, 09C, 10B received on 28th April 2011.

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

BH2011/01252

59 Eldred Avenue Brighton

Demolition of existing garage, studio and part of existing extension and replace with the erection of a single storey rear extension.

Applicant: Katherine Morton

Officer: Jason Hawkes 292153

Approved on 23/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.09

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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.30018/201/T1, 202/T1, 203/T1, 204/T1, 205/T1 received on 9th May 2011.

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

BH2011/01347

6 Cornwall Gardens Brighton

Erection of two storey rear extension and associated roof alterations incorporating rear dormers.

Applicant: Mr J Blackmore

Officer: Christopher Wright 292097

Approved on 23/06/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, rooflight or doors other than those expressly authorised by this permission shall be constructed on the extension and roof additions 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 HE6, QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. CornG/01A and CornG/02 received on 11 May 2011; and drawing nos. CornG/07D and CornG/08D received on 16 June 2011.

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

BH2011/01458

20 Surrenden Crescent Brighton

Application for approval of details reserved by condition 2 of application BH2010/03341.

Applicant: Mr John Duncan

Officer: Charlotte Hughes 292321

Approved on 24/06/11 DELEGATED

EAST BRIGHTON

BH2011/01095

Flat 1A 4 Clarendon Terrace Brighton

Replacement of first floor balcony.

Applicant: Charlotte Wigs Ltd

Officer: Sonia Gillam 292359

Approved on 09/06/11 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 existing railings must be carefully removed and retained for re-use, with fixing details matched exactly and any necessary repairs and re-instatements carried out in matching materials and finishes to exactly matching details. Profiles, dimensions and finishes of the replacement balcony slab must match existing exactly.

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

BH2011/01185

Flat 1 20 Belle Vue Gardens Brighton

Erection of single storey conservatory extension to rear/side to replace existing and formation of new window.

Applicant: Mr Martin

Officer: Liz Arnold 291709

Approved on 23/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 brickwork base 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 both titled Sheet 1 received on the 20th April 2011.

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

BH2011/01201

161 Marine Parade Brighton

Installation of steel beam to second floor ceiling and associated works.

Applicant: Jesus Fellowship Community Trust

Officer: Sue Dubberley 293817

Approved on 16/06/11 DELEGATED

1) BH01.05

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

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

2) UNI

Any original fabric disturbed as a result of the work must be accurately repaired/ reinstated to original profiles using traditional materials and methods.

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

HANOVER & ELM GROVE

BH2010/03279

Former Connaught House site Melbourne Street Brighton

Erection of 6no three bedroom residential houses and associated works.

Applicant: Mr A Alyousifi

Officer: Kate Brocklebank 292175

Approved after Section 106 signed on 16/06/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH03.01

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.

3) BH04.01A

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

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

4) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles 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) BH08.01

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

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

6) BH11.02

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.

7) UNI

The windows on the west elevation at first storey level servicing bedroom servicing 'bedroom 1' in 'House 2' - 'House 6' as labelled on drawing number BRY 021 revision 13 received on 7th February 2011 shall not be glazed otherwise than with obscured glass up to 1.7m above the floor level of each room the serve 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

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

Reason: In order to protected controlled waters (groundwater) Local Plan Policy SU3 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, means of enclosure, boundary treatment, planting of the development, the scheme shall include the planting of semi mature trees along the eastern boundary. The approved scheme shall then implemented in full prior to first occupation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No development shall commence until the method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development

commencing. The development shall be carried out in strict accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

11) UNI

No development shall commence until details of the western boundary walling have been submitted to and approved in writing by the Local Planning Authority. The details shall include sections at a minimum scale of 1:50 of the walling where it abuts number 139 Lewes Road and part north western boundary where it abuts the rear of 131 Lewes Road. The walling shall then be erected in accordance with the approved details prior to first occupation of the development hereby approved and retained as such thereafter.

Reason: In order to protect adjoining properties from overlooking and to ensure a satisfactory appearance in accordance with policies QD27 and QD1 of the Brighton & Hove Local Plan.'

12) UNI

No development shall commence until a nature conservation and protection and enhancement strategy has been submitted to and approved in writing by the Local Planning Authority. This shall include the erection of 3 bat and 3 bird boxes should be required as a minimum (constructed in Schwegler woodcrete, or lbstock bat bricks, or equivalent). The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the protection and enhancement of the ecological interest of the site and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

13) UNI

No development shall commence until details of the planters and railings showing on drawing number BRY 023 revision 10 received on 7th February 2011 at scale 1:20 have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 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) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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

No development shall take place until elevational details of the secure cycle parking facilities indicated on the approved drawings 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.

16) UNI

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

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies SU3 and TR7 of the Brighton & Hove Local Plan.

17) UNI

Notwithstanding the approved drawings, no development shall commence until details of the timber louvres adjacent to the roof terraces on the western elevation at scale 1:20, have been submitted to and approved in writing by the Local Planning Authority, the louvres shall then be implemented in accordance with the approved details prior to first occupation and retained as such thereafter.

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

18) UNI

No development shall take place until elevational details of the refuse and recycling storage indicated on the approved plans 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.

19) 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 and office accommodation 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.

20) UNI

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

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

21) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. BRY 010 revision 02 received on 18th October 2010,

BRY 016 revision 0, BRY 020 revision 10, BRY 021 revision 13, BRY 022 revision 10, BRY 023 revision 10 submitted on 7th February 2011.

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

BH2011/00925

13 Richmond Terrace Brighton

Change of use from offices (B1) to 1no residential dwelling house incorporating internal and external alterations.

Applicant: Mr H Hughes

Officer: Sue Dubberley 293817

Approved on 09/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH04.01

The new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

4) BH06.02

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

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

5) BH13.03

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

6) BH13.05

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

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

7) BH13.06

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

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

8) BH13.11

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

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

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.LH11-023-101,102,103,104,105,106,107, 201,201,204,206,207,208 received on 28 March 2011 and LH11-023-205 Rev A received on 17 May 2011.

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

HOLLINGDEAN & STANMER

BH2010/02566

Arts D & E Buildings University of Sussex Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 10 and 22 of application BH2009/02941.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 20/06/11 DELEGATED

BH2011/00267

Varley Halls of Residence Coldean Lane Brighton

Application for Approval of Details Reserved by Conditions 5, 19 and 20 of application BH2010/00235.

Applicant: University of Brighton

Officer: Kate Brocklebank 292175

Approved on 28/06/11 DELEGATED

BH2011/00358

Northfield University of Sussex Brighton

Development of three halls of residence blocks to provide an additional 180 bedrooms of accommodation.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 14/06/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

Installation of timber cladding as proposed shall not commence until full details of the cladding have been submitted to and approved in writing by the Local Planning Authority. The details shall include treatment and future maintenance of

the cladding. The scheme shall then 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

No construction works shall take place between sunset and sunrise from the 1 April to 31 October.

Reason: To minimise the potential disturbance to bats during construction and in the interests of maintaining the bio-diversity and ecological interest of the site and neighbouring SNCI and to accord with policy NC4 of the Brighton & Hove Local Plan and SPD11: Nature Conservation.

4) UNI

The development shall be carried out in accordance with approved plan nos. 0709001HLSPE6305001-2P1 and 0709001HLGAE9100P1. The scheme shall be available prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.

Reason: In the interests of maintaining the ecological interest of the site and neighbouring SNCI and the visual amenity of the South Downs National Park in accordance with policies QD25, NC3, NC6 and NC7 of the Brighton & Hove Local Plan.

5) UNI

Prior to the commencement of development on site a Construction Environment Management Plan shall be submitted and approved in writing by the Local Planning Authority. The works on site shall be carried out in strict accordance with the approved plan thereafter.

Reason: To ensure that the impacts caused during the construction period are managed and mitigated in accordance with the Environmental Statement.

6) 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.

7) UNI

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

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

8) UNI

All planting, seeding or turfing comprised in an approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first 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.

9) UNI

The development hereby approved shall be carried out in accordance with the details set out in the Flood Risk Assessment Supplementary Report dated August 2009.

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

10) UNI

The development hereby approved shall be incorporate into the existing Campus wide Art strategy. The Strategy should be updated in agreement with the Local Planning Authority and be carried out in accordance with the approved details.

Reason: To create and enhance local distinctiveness and enhance the appearance of the development to comply with policy QD6 of the Brighton & Hove Local Plan.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

12) UNI

Construction of the biodiversity roof shall not be commenced until full details of the roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the proposed seed mix. The scheme shall then be carried out in accordance with the approved details.

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

13) UNI

No less than 4 bat hibernation boxes in total shall be fixed to the external walls of the proposed new buildings as detailed on plan no. 4107APL006 Rev A. The boxes shall be made available for use prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.

Reason: In the interests of maintaining the bio-diversity and ecological interest of the site and neighbouring SNCI and to accord with policy NC4 of the Brighton & Hove Local Plan.

14) UNI

Notwithstanding the approved plans, details of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the approved details 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.

15) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plan nos. 4107APL007RevA and 4107APL150Rev A 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.

16) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

17) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan shall include a process of annual monitoring and reports to quantify if the specified targets are being met, and the council shall be able to require proportionate and reasonable additional measures for the promotion of sustainable modes if it is show that monitoring targets are not being met.

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

18) UNI

A scheme detailing the provision of a disabled visitor parking space shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out prior to occupation of the development in strict accordance with the approved details and be retained as such thereafter.

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

19) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 4107APL001 Rev A, PL002 Rev A, PL003, PL004 Rev A, PL005 Rev A, PL006 Rev A, PL007 Rev A, PL008 Rev A, PL100 Rev A, PL101 Rev A, PL102 Rev A, PL103 Rev A, PL110 Rev A, PL150 Rev A,

3092LO_01A, 3092LO_02A, 3092LO_03A, 3092_LO04, received on 08/02/11, H15503P207P1, P208P1, 0709001HLSPE6305001-2P1, received on 14/2/11, drawing nos. 4107APL004 Rev C, 113 Rev C PL114 Rev C received on 25/3/11, drawing nos. 4107APL111 Rev B, PL112 Rev B, PL120 Rev B, PL121 Rev A, H15503P220P1, P221P1, received 29/03/11 and drawing no. PL151 Rev B, 0709001HLGAE9001P1, received 30/03/11.

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

BH2011/01116

30 Harrington Place Brighton

Installation of ground floor window to South elevation.

Applicant: Miss Tracey Dixon

Officer: Louise Kent 292198

Approved on 15/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.05

The side window on the south elevation 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

The development hereby permitted shall be carried out in accordance with the approved drawings no. ADC 266/01 Rev. A & 02 Rev. A and an unnumbered drawing received on 19 April 2011.

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

BH2011/01195

Downs Infant School Ditchling Road Brighton

Demolition of existing single storey swimming pool enclosure and erection of single storey building.

Applicant: Downs Infant School

Officer: Sonia Gillam 292359

Approved on 16/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for: a method statement to identify, risk assess and address the unidentified contaminants. The scheme shall then be carried out in strict accordance with the

agreed details.

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.

4) UNI

The windows to the western elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

Access to the flat roof over the building 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 SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 206/101RevP2, 206/102RevP2 received on 4 May 2011, and 206/103RevPI and 206/104/RevP1 received on 21 April 2011.

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

BH2011/01357

2 Beatty Avenue Brighton

Change of use from professional services (A2) to trim and tone fitness salon.

Applicant: Mrs Barbara Graham-Carter

Officer: Sonia Gillam 292359

Approved on 24/06/11 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open to customers/members except between the hours of 08.00 hours and 19.00 hours Monday to Friday, between the hours of 09.00 hours and 17.00 hours on Saturdays, and between the hours of 10.00 hours and 16.00 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings entitled "Existing Layout Ground Floor Plan" and "Proposed Layout Ground Floor Plan" and the site location plan received on the 20th May 2011.

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

BH2011/01481

6 Hertford Road Brighton

Non material amendment to BH2010/00322 to windows on the south elevation have been altered in shape/position. 1no window on the north elevation has been omitted.

Applicant: Mrs Keely Lewis

Officer: Liz Arnold 291709

Approved on 13/06/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2010/03917

25 Ladysmith Road Brighton

Replacement of existing windows with UPVC windows to front elevation.

Applicant: Mr Richard Willis

Officer: Sonia Gillam 292359

Approved on 10/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 unnumbered drawings received on the drawings 12th January 2011 and 21st April 2011, the site location plan received on the 12th January 2011, and the photograph received on the 20th December 2011.

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

BH2011/00562

Land to Rear of 87-115 Heath Hill Avenue Brighton

Change of use of part of Bevendean Down Local Nature Reserve to community garden (Sui Generis).

Applicant: Bevendean Community Garden

Officer: Sue Dubberley 293817

Approved on 15/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 clearance of all trees and shrubs suitable for breeding birds shall take place outside the nesting season (1st March - 31st July).

Reason: To ensure that any breeding birds are protected and to comply with policy NC3 of the Brighton & Hove Local Plan.

3) UNI

The development shall be carried out in accordance with the details submitted in the Addendum to Environmental Constraints Report dated 6 June 2011 and shall be maintained in accordance with the details thereafter.

Reason: To ensure the protection and enhancement of the nature conservation features of the Local Nature reserve and National Park and to comply with policy NC3 of the Brighton & Hove Local Plan and SPD11 - Nature Conservation.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. L-01 received on 2 March 2011.

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

5) UNI

In the event of the use of the site as a community garden ceasing, the paths, fencing, pond and shed shall be removed within three months of the closure of the garden and the land restored to its condition immediately prior to the development authorised by this permission.

Reason: To ensure the future preservation of the South Downs National Park and proposed Bevendean Down Local Nature Reserve and in accordance with policies NC3, NC7 and NC6 of the Brighton & Hove Local Plan.

BH2011/00717

81 Riley Road Brighton

Application for Approval of Details Reserved by Conditions 6 and 7 of application BH2009/00792 Appeal Decision.

Applicant: Mr Anthony Saxby

Officer: Aidan Thatcher 292265

Split Decision on 20/06/11 DELEGATED

1) UNI

The details pursuant to condition 6 subject to full compliance with the submitted details.

1) UNI

Condition 7 can only be discharged when the required remediation has taken place and the final contamination reports submitted. As such, it is not possible to discharge this condition at the present time.

BH2011/01200

6 Auckland Drive Brighton

Certificate of lawfulness for proposed erection of a single storey side and rear extension to replace existing with associated external alterations.

Applicant: Mr Phil Lynch

Officer: Helen Hobbs 293335

Approved on 20/06/11 DELEGATED

BH2011/01217

27 Bodiam Avenue Brighton

Erection of two storey side extension to form annex accommodation and erection of single storey rear extension.

Applicant: Mrs R Wright

Officer: Jonathan Puplett 292525

Approved on 21/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 ground and first floor windows in the north-east facing side elevation of the two storey extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter

permanently retained as such.

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

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows or rooflights other than those shown on the approved plans shall be constructed to the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved location plans and block plans received on the 26th of April 2011, and drawing no. SWB/1230/1b received on the 20th of June 2011.

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

6) UNI

The extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to or sold as a self-contained unit.

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

BH2011/01222

12 Upper Bevendean Avenue Brighton

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

Applicant: Yeslets

Officer: Helen Hobbs 293335

Refused on 22/06/11 DECISION ON APPEAL

1) UNI

The length, siting and height of the proposed extension would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining properties No. 14 and No. 10 Upper Bevendean Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by reason of its design, length and height would be an incongruous feature resulting in an overextended appearance of the property and loss of amenity space, detrimental to the character and appearance of the existing building and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2011/01311

37 Norwich Drive Brighton

Erection of two storey side extension to replace existing garage forming ancillary accommodation.

Applicant: Mr I Bartholomew

Officer: Liz Arnold 291709

Refused on 10/06/11 DELEGATED

1) UNI

The proposed two storey side extension would infill all of the open space between the existing property and the common boundary with number 35, when viewed from within the street scene significantly eroding the spacious and open character

of the immediate area. Therefore, due to the, width, bulk and scale of the proposed addition the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed two storey side extension would result in one half of the semi-detached pair of properties having a heavy appearance which would be of detriment to the visual amenities of the semi-detached pair of properties. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions.

QUEEN'S PARK

BH2010/01439

Kingscliffe School Sutherland Road Brighton

Erection of canopies to West and North elevations. (Retrospective).

Applicant: Brighton College Pre-Preparatory School

Officer: Anthony Foster 294495

Approved on 24/06/11 DELEGATED

1) UNI

Notwithstanding the approved plans, within 3 months of the date of this permission details of a revised colour of the frame shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented within 6 months of the date of approval in strict accordance with the approved details and maintained as such thereafter.

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

BH2011/00126

First Floor Flat 74 Marine Parade Brighton

External and internal alterations including alterations to layout of flat and insertion of new timber sash window to East elevation.

Applicant: B.J.B Developments

Officer: Anthony Foster 294495

Refused on 24/06/11 DELEGATED

1) UNI

In the absence of sufficient justification and evidence the proposed window is considered to be an incongruous feature that would be detrimental to the character and appearance of the listed building. As such the proposal is contrary to policies HE1 and QD14 of the Brighton & Hove Local plan.

BH2011/00127

First Floor Flat 74 Marine Parade Brighton

External and internal alterations including alterations to layout of flat and insertion of new timber sash window to East elevation.

Applicant: B.J.B Developments

Officer: Anthony Foster 294495

Refused on 23/06/11 DELEGATED

1) UNI

The sub-division of the existing kitchen to form an additional bedroom, bathroom and hallway, disrupts the plan form and proportions of the existing room and encroaches on the chimney breast in an unsatisfactory manner, detracting from the central feature of the room, and would harm the architectural and historic character and appearance of the listed building. As such the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary

Planning Guidance Note 11: Listed Building Interiors.

2) UNI2

The insertion of the kitchen into the front room and partition would harm the openness and original proportions of this room to the detriment of the architectural and historic character and appearance of the listed building contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

3) UNI3

In the absence of evidence that a window previously existed in the proposed location, sufficient justification for a new window and information in relation to the proposed new window showing how it would relate to the existing external flank elevation, internal features and the room surrounds, the proposed window is considered to be an incongruous feature that would be detrimental to the character and appearance of the listed building contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

4) UNI4

The proposed false ceiling would harm the proportions and height of the original room and would conceal original features. Insufficient information has been submitted by the applicant in order to assess the impact of the false ceiling on the existing window. As such it is considered that the proposal would be of detriment to the architectural and historic character and appearance of the listed building contrary to policies HE1, HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

BH2011/00349

56-58 St James's Street Brighton

Remodelling and extension of existing building to form a four storey building with cafe/restaurant (A3) at ground floor level and 6no self contained flats above. (Part retrospective)

Applicant: Welstead Properties Plc

Officer: Jonathan Puplett 292525

Refused on 13/06/11 DELEGATED

1) UNI

The proposed development would harm the residential amenity of neighbouring occupiers by way of an overbearing impact, increased overshadowing, loss of daylight and sunlight, and harm to outlook from neighbouring windows. The development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/00769

Pavilion House 14-15 Dorset Street Brighton

Replacement of roof covering incorporating installation of sunpipe to front elevation (part-retrospective).

Applicant: Crianza Design

Officer: Sonia Gillam 292359

Approved on 13/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 nos. ADC384/02 received on the 16th March 2011,

ADC384/01revA and 03revB received on 12th April 2011, ADC384/05revF and 06revF received on the 9th June 2011 and the site location plan and block plan received on the 16th March 2011.

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

BH2011/01015

19 Devonshire Place Brighton

Erection of side extension at second floor level with terrace over. Loft conversion incorporating alterations to form mansard roof and dormers.

Applicant: Mr Miles Sigley-Brown

Officer: Jonathan Puplett 292525

Approved on 14/06/11 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

3) UNI

The roof slopes of the mansard extension hereby approved shall be finished in natural slates, and the walls of the extensions hereby approved shall be finished in painted render to match the existing building.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11-009-101-B received on the 19th of April 2011 and drawing nos. 11-009-301-C, 302-A and 303-# received on the 8th of June 2011.

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

BH2011/01099

1 College Road Brighton

Refurbishment works to all facades and external features including removal of security bars from windows and installation of new timber casement windows to rear elevation at lower ground floor.

Applicant: Brighton College

Officer: Kate Brocklebank 292175

Approved on 16/06/11 DELEGATED

1) BH01.01

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

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

2) UNI

The windows on the ground floor and basement within the east/rear elevation shall not be glazed otherwise than with obscured glass. The bottom half of the ground floor windows shall also be fixed 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

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA 581 /02 - /07, TA 581 /12 and /13 received on 12th April 2011, TA 581 /01 revision A and TA 581 /17 received on 5th May 2011, TA 581 /10 revision A, /11 revision A, /14 revision A - /16 revision A received on 25th May 2011 and TA 581 /18 received on 6th June 2011, email from the agent regarding sustainability measures received 15th June 2011.

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

BH2011/01100

1 College Road Brighton

Internal and external alterations including rearrangement of internal partitioning, removal of doors, removal of security bars from windows, blocking up of existing window, removal of secondary stair from ground floor to first floor, restoration of sash window, installation of new timber casement windows and general refurbishment works to all facades and external features.(Amended Plans)

Applicant: Brighton College

Officer: Kate Brocklebank 292175

Approved on 24/06/11 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.

BH2011/01172

Flat 17 Northumberland Court 62-64 Marine Parade Brighton

Internal alterations to layout of flat.

Applicant: Patterson Portfolio

Officer: Helen Hobbs 293335

Refused on 28/06/11 DELEGATED

1) UNI

The sub-division of the living room to form an additional bedroom disrupts the plan form and proportions of the room and the remaining historic character of the property, harming the character and appearance of the listed building and as such, the internal alterations are contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2011/01207

15 Crescent Place Brighton

Demolition of front boundary wall to the North of existing dwelling.

Applicant: Mr & Mrs Bolsover

Officer: Anthony Foster 294495

Refused on 24/06/11 DELEGATED

1) UNI

The demolition of the wall would involve the loss of the existing characteristic rendered wall and result in a gap in the frontage which would detract from the historic character and appearance of the surrounding East Cliff Conservation Area, and as such the proposal is contrary to advice given within PPS5 - (Planning for the Historic Environment) and policies HE6 and HE8 of the Brighton & Hove Local Plan.

BH2011/01297

42 Queens Park Terrace Brighton

Loft conversion incorporating a rear dormer and rooflights to front elevation.

Applicant: Mr Ian Daniels

Officer: Liz Arnold 291709

Approved on 15/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH12.05A

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1115-01 and 115-02 received on the 6th May 2011.

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

BH2011/01306

43 Sutherland Road Brighton

Installation of 14 photovoltaic solar panels to front roofslope.

Applicant: Mrs Venetia Carter

Officer: Aidan Thatcher 292265

Approved on 23/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 site location plan, 'Proposed elevations and roof plan' and 'Existing elevations and roof plan' received on 09.05.11.

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

ROTTINGDEAN COASTAL

BH2010/03455

75 Longridge Avenue Saltdean Brighton

Certificate of Lawfulness for proposed change of use from doctors surgery (D1) to veterinary surgery (D1).

Applicant: Mr Andrew Schlesinger

Officer: Sue Dubberley 293817

Approved on 10/06/11 DELEGATED

BH2011/00035

The Elms The Green Rottingdean Brighton

Proposed external alterations and extensions to existing dwelling to form a separate dwelling including reinstatement of existing cellar and boundary wall and erection of new outbuilding to garden.

Applicant: Mr & Mrs Frank Wenstrom

Officer: Sue Dubberley 293817

Approved on 15/06/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.02

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

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

3) BH02.08

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) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, 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) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02B

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

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

7) BH06.02

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

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

8) BH13.01

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

9) UNI

Prior to commencement of development large scale details will be required of the following:

- Eaves, which should not be boxed and should match those of the existing house, with tiled verges.
- Parapet
- French doors. Notwithstanding the details shown on the submitted drawings these should have 6 panes to each door, in order to match the size and proportions of neighbouring windows.
- Brick quoining
- Chimney
- Lantern lights
- Windows. Notwithstanding the details shown on the submitted drawings the overhang on the timber sub-cill should be reduced/removed.
- The entrance door and canopy. Notwithstanding the detail shown on the submitted plans; details to include a chamfer with chamfer stop to the front or sides. The chamfer to the brackets on the canopy should be removed. The cill should not overhang and all doors should have masonry threshold steps. No water shed is shown on the canopy: a slight (almost invisible) gradient should be added so that the water sheds to either side.

The works shall be carried out in strict accordance with the approved details.

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

10) UNI

Prior to commencement of development a sample panel of flintwork shall be constructed on the site and shall be approved by the Local Planning Authority in

writing and the works shall be carried out and completed to match the approved sample flint panel. The work should exactly match that existing on site.

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

11) UNI

No development shall take place until a method statement setting out how the existing boundary walls and cellar are to be protected, maintained, repaired and stabilised during and after demolition and construction works has been submitted to and approved by the local planning authority in writing. This method statement should include how the roof of the new building will relate to the existing flint walls that it abuts, and how the ground floor is proposed to be built upon the existing cellar. The demolition and construction works shall be carried out and completed in full in accordance with the approved method statement.

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

12) UNI

All windows should be white painted timber.

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

13) UNI

The flat roofs shall be clad in lead.

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

14) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the colour of the background walls 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.

15) UNI

The walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

16) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.9047/100, 101, 102J, 103, 104C received on 24 January 2011 and the approved drawings no.9074/105B, 106B, 107D, 108D, 109C, 110C, 111C, 112A, 113A, 114A, and 115 received on 30 March 2011.

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

BH2011/00036

The Elms The Green Rottingdean Brighton

Proposed internal and external alterations and extensions to existing dwelling to form a separate dwelling including reinstatement of existing cellar and boundary wall and erection of new outbuilding to garden.

Applicant: Mr & Mrs Frank Wenstrom

Officer: Sue Dubberley 293817

Approved on 15/06/11 PLANNING COMMITTEE

1) BH01.05

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

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

2) BH13.01

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

The flat roofs shall be clad in lead.

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 commencement of development large scale details will be required of the following:

- Eaves which should not be boxed and should match those of the existing house, with tiled verges.
- Parapet
- French doors. Notwithstanding the details shown on the submitted drawings these should have 6 panes to each door, in order to match the size and proportions of neighbouring windows.
- Brick quoining
- Chimney
- Lantern lights
- Windows. Notwithstanding the details shown on the submitted drawings the overhang on the timber sub-cill should be reduced/removed.
- The entrance door and canopy. Notwithstanding the detail shown on the submitted plans; details to include a chamfer with chamfer stop to the front or sides. The chamfer to the brackets on the canopy should be removed. The cill should not overhang and all doors should have masonry threshold steps. No water shed is shown on the canopy: a slight (almost invisible) gradient should be added so that the water sheds to either side.

The works shall be carried out in strict accordance with the approved details.

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

5) UNI

No development shall take place until a method statement setting out how the existing boundary walls and cellar are to be protected, maintained, repaired and stabilised during and after demolition and construction works has been submitted to and approved by the Local Planning Authority in writing. This method statement should include how the roof of the new building will relate to the existing flint walls that it abuts, and how the ground floor is proposed to be built upon the existing cellar. The demolition and construction works shall be carried out and completed in full in accordance with the approved method statement.

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

6) UNI

Prior to commencement of development a sample panel of flintwork shall be constructed on the site and shall be approved by the Local Planning Authority in writing and the works shall be carried out and completed to match the approved

sample flint panel. The work should exactly match that existing on site.

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

7) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the colour of the background walls 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.

8) UNI

The walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

9) UNI

All windows should be white painted timber.

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

BH2011/00816

46 Oaklands Avenue Saltdean Brighton

Conversion of 2no flats into 1no house and 1no bungalow incorporating glazed ground floor extension with balcony to West elevation, revised fenestration and associated works.

Applicant: Ms Dawn Forshaw

Officer: Louise Kent 292198

Refused on 16/06/11 DELEGATED

1) UNI

The height, siting and size of the conservatory and balcony would adversely impact on the residential amenity of the neighbouring properties at 99 Longbridge Avenue and 44 Oaklands Avenue due to its overbearing impact, and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed conservatory and balcony would result in significant overlooking and loss of privacy towards neighbouring properties, and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The design and scale of the conservatory would result in an unsympathetic and incongruent addition that would be detrimental to the appearance and character of the building and the street scene, and is contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/01050

19A Lewes Crescent Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2010/03563.

Applicant: Mr David Ward

Officer: Liz Arnold 291709

Approved on 10/06/11 DELEGATED

BH2011/01062

78 Longhill Road Brighton

Erection of single storey rear extension to replace existing.

Applicant: Mr Lawrence Denney

Officer: Helen Hobbs 293335

Approved on 09/06/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. At least three weeks notice in writing shall be given to the Local Planning Authority and their nominated representatives of the date when work on site will commence. Reasonable facilities, including regular rights of access, shall be given to the archaeologist during any construction work in order to prepare archaeological records. 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 applicant 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.

Reason: As the site lies within an area of recognised archaeological interest, 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

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1022011/01, 1022011/03 and site plan received on 7th April 2011.

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

BH2011/01064

14 Chorley Avenue Saltdean

Erection of conservatory to rear.

Applicant: Mr L Suresh

Officer: Louise Kent 292198

Approved on 09/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawing no. 794/01 received on 8 April 2011.

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

BH2011/01153

30 Roedean Crescent Brighton

Erection of extension creating second floor level, alterations to rear forming balcony providing access to existing roof terrace.

Applicant: Mr Jonathan Allen

Officer: Chris Swain 292178

Refused on 10/06/11 DELEGATED

1) UNI

The proposed development, by reason of its height, width, design and scale would relate poorly to the existing property, resulting in an excessively bulky and overly dominant addition that would detract from the appearance and character of the property and harm the visual amenity of the street scene and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed terracing at first and second floor level would result in a significant increase in the potential for overlooking and loss of privacy towards the rear gardens of the neighbouring adjoining properties, No.28 and No.32 Roedean Crescent, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01187

31 Ainsworth Avenue Brighton

Application for Approval of Details Reserved by Condition 3 of Application BH2010/02935.

Applicant: Russell Smith

Officer: Louise Kent 292198

Approved on 21/06/11 DELEGATED

BH2011/01208

24 Roedean Crescent Brighton

Erection of single storey rear extensions and additional first floor side and rear extension.

Applicant: Mr D Bean

Officer: Helen Hobbs 293335

Approved on 16/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 no.1014/1/A, 1014/2, 1014/3, 1014/4, 1014/5, 1014/6, 1014/7, 1014/8/G, 1014/9/B, 1014/10/G and 1014/11/F received on 21st April 2011.

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

BH2011/01241

98 Greenways Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2011/00338.

Applicant: Mr Conrad Levy

Officer: Aidan Thatcher 292265

Approved on 15/06/11 DELEGATED

BH2011/01425

19A Lewes Crescent Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/03565.

Applicant: Mr David Ward

Officer: Liz Arnold 291709

Approved on 10/06/11 DELEGATED

WOODINGDEAN

BH2011/00736

Woodingdean Business Park Bexhill Road Woodingdean Brighton

Application for Approval of Details Reserved by Conditions 1, 3, 5, 7, 10, 14 and 15 of application BH2010/01923.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Split Decision on 14/06/11 DELEGATED

1) UNI

The details pursuant to conditions 5, 7 and 14 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 1, 3, 10 and 15 are not approved for the following reasons:

A Design Stage BREEAM certificate has been submitted, but in order to discharge condition 1, a Final Stage Completion BREEAM certificate is required to be submitted.

2) UNI2

Limited information relating to landscaping, particularly replacement trees and inappropriate species are detailed, as such condition 3 cannot be discharged.

3) UNI3

No information has been submitted in relation to condition 10 and thus it cannot be discharged.

4) UNI4

Whilst a light report has been submitted, no details of the type or location of proposed lighting has been submitted and thus condition 15 cannot be

discharged.

BH2011/00969

7-12 & 13-18 Lockwood Close, 7-17 Lockwood Crescent & 65-75 Kipling Avenue Brighton

Replacement of existing timber entrance doors with aluminium doors.

Applicant: Mears Group (BHCC)

Officer: Helen Hobbs 293335

Approved on 09/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 no. 09113-001 and 09113-002 received on 7th April 2011 and drawing no. 09113-003, 09113-004 and un-numbered window details received on 31st March 2011.

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

BH2011/01169

90 Warren Road Brighton

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr Tim Gardener

Officer: Sonia Gillam 292359

Approved on 16/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.09

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.

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 additional windows shall be constructed to the east or north elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. LH11-043-101, 102, 201 (Proposed Floor Plan), 201 (Proposed Elevations) received on 19 April 2011, and LH11-043-100 RevA received on 28 April 2011.

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

5) UNI

The windows in the northern elevation of the development hereby permitted shall

be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the windows are 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.

BRUNSWICK AND ADELAIDE

BH2011/00332

23 Brunswick Place Hove

Erection of ground and first floor rear extensions and reconfiguration of flats.

Applicant: Mr Paul Pashis

Officer: Clare Simpson 292454

Approved on 24/06/11 DELEGATED

1) BH01.01

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

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

2) BH13.05

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

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

3) UNI

Prior to development commencing details for the proposed roof edge flashing/parapet/ coping arrangement for the extension shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason As insufficient details have been submitted and to preserve the historic character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.28701/1 received on the 26th April 2011 and 28701/2F received on the 20th June 2011.

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

5) UNI

Prior to development commencing, a sample of the proposed render shall be submitted to and approved by the Local Planning Authority in writing. The texture must be smooth and a lime based mix is required with no expansion joints, external beads or stops or bell drip moulds. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason As insufficient details have been submitted and to preserve the historic character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2011/00333

23 Brunswick Place Hove

Erection of ground and first floor rear extensions and reconfiguration of flats.

Applicant: Mr Paul Pashis

Officer: Clare Simpson 292454

Approved on 24/06/11 DELEGATED

1) BH01.05

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

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

2) BH13.05

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

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

3) UNI

Prior to development commencing, full details of the drainage and ventilation for the flats shall be submitted to and approved by the Local Planning Authority details are required for further approval. No increase in external flues or vents will be acceptable. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

Reason As insufficient details have been submitted and to preserve the historic character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

Prior to development commencing details for the proposed roof edge flashing/parapet/ coping arrangement for the extension shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason As insufficient details have been submitted and to preserve the historic character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Prior to development commencing, a sample of the proposed render shall be submitted to and approved by the Local Planning Authority in writing. The texture must be smooth and a lime based mix is required with no expansion joints, external beads or stops or bell drip moulds. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason As insufficient details have been submitted and to preserve the historic character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan

BH2011/00568

67A & 67B Church Road Hove

Erection of timber decking and wall (retrospective)

Applicant: Small Batch Coffee Company

Officer: Steven Lewis 290480

Approved on 09/06/11 DELEGATED

1) UNI

Notwithstanding the approved plans, within 2 months of the date of this permission and unless otherwise agreed in writing; the front and southern boundary wall enclosing the forecourt shall be rendered and painted cream (including the top and side edges) and thereafter retained as such.

Reason: In the interests of the appearance of the conservation area, to ensure a satisfactory appearance to the development and to accord with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved Chalk Architecture drawings no. 1028/A.01, 1028/A.03 7 1028/D.05 Rev A received on 25/02/2011 & 25/05/2011.

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

BH2011/01028

Flat 2, 6 Palmeira Square Hove

Internal alterations to layout of flat (Retrospective).

Applicant: Mrs Sue Andrews

Officer: Jason Hawkes 292153

Approved on 17/06/11 DELEGATED

BH2011/01175

4 Brunswick Terrace Hove

Reinstatement of missing section of main chimney stacks above the roof level.

Applicant: Mr Mark Parker

Officer: Clare Simpson 292454

Approved on 14/06/11 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed chimney pots and cowls have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2011/01199

Flat 2 33 Adelaide Crescent Hove

Internal and external alterations including alterations to layout, formation of a mezzanine level and creation of a roof terrace over existing flat roof at rear with glazed balustrading.

Applicant: Ms Polly Borland

Officer: Clare Simpson 292454

Refused on 28/06/11 DELEGATED

1) UNI

The proposal to erect glazed balustrade to the rear of the property would give the proposed terrace an unduly prominent appearance which would detract from the historic character of the listed building to the detriment of rear elevation of the listed building and the wider listed terrace. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2011/01305

16 Waterloo Street Hove

Internal alterations to layout of dwelling.

Applicant: Mr Rowland Kendrick

Officer: Charlotte Hughes 292321

Approved on 13/06/11 DELEGATED

1) BH01.05

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

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

2) UNI

Any original mouldings disturbed by the removal of the partitions shall be repaired or reinstated to exactly match the originals in the traditional manner, unless otherwise agreed in writing by the Local Planning Authority.

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

CENTRAL HOVE

BH2011/00897

Land to rear of 33 Sackville Road Hove

Demolition of existing garages and erection of 1no two bedroom dwelling adjoining 62 Stirling Place.

Applicant: Mr & Mrs Colasurdo

Officer: Jason Hawkes 292153

Refused on 16/06/11 DELEGATED

1) UNI

Policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design and policy HE6 states that proposals should preserve or enhance the character or appearance of the conservation areas. The proposed dwelling by virtue of its siting and design is considered to be an overdevelopment of the site which fails to respect the constraints of the site and its relationship to surrounding properties resulting in a cramped form of development and the loss of the substantial gap between 33 Sackville Road and 62 Stirling Place. The scheme is therefore considered as town cramming and an inappropriate form of development contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position and bulk of the new dwelling in close proximity to properties at 31 and 33 Sackville Road, the proposal results in a significant loss of outlook and a heightened sense of enclosure. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

Policy HO13 states that planning permission will only be granted for new residential dwellings that are built to a lifetime homes standards whereby they can be adapted to meet the needs of people of disabilities without major structural alterations. The proposed dwelling includes an entrance level WC which is limited in size and is not accessible for wheelchair users. The scheme is therefore contrary to the above policy.

BH2011/01009

78 Osborne Villas Hove

Replacement of existing windows at ground and first floor with timber sash windows to front elevation.

Applicant: Mr John Clive Dalton

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved photos received on 4th April 2011, unnumbered drawings received on 3rd May 2011 and unnumbered drawing received on 6th May 2011.

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

BH2011/01141

Upper Maisonette 32 Seafield Road Hove

Replacement of existing single glazed wooden windows and rear wooden door with new double glazed UPVC windows and door.

Applicant: Mr & Mrs Bailey

Officer: Mark Thomas 292336

Refused on 23/06/11 DELEGATED

1) UNI

The windows by reason of their design, opening method and glazing pattern are considered poorly designed and would lead to a mixed use of materials that fail to maintain a sympathetic appearance to the property. This would harm the character and appearance of the host property, wider terrace and degrade the character of the conservation area contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/01196

Flat A 7 Medina Villas Hove

Resurfacing of driveway/hard-standing.

Applicant: Mr David Shelton

Officer: Wayne Nee 292132

Approved on 15/06/11 DELEGATED

1) BH01.01

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

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

2) BH05.10

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. one received on 20 April 2011.

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

BH2011/01205

97 Blatchington Road Hove

Change of use from retail (A1) to restaurant (A3) including roofing over of outside area, demolition of rear WC, erection of a single storey extension and installation of extract duct (Part Retrospective).

Applicant: Mr Ehsan Zar

Officer: Adrian Smith 290478

Approved on 16/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 extract system hereby permitted shall be installed as per the recommendations set out in the acoustic report received on the 26th April 2011, and all noise associated with the extract system shall thereafter 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 in accordance with the guidance provided in BS 4142:1997.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 07:00 and 23:00 on Mondays to Fridays, 09:00 and 00:00 Saturdays, and 09:00 and 23:00 on Sundays.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the site plan, block plan and approved drawing nos. 003A, 004A & 005A received on the 26th April 2011.

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

5) UNI

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

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

BH2011/01250

Flats 4 & 5 Albemarle Mansions 1 Medina Terrace Hove

Conversion of two flats on third floor to form one 4 bedroomed maisonette incorporating loft conversion with recessed roof terrace to East elevation.

Applicant: Mr Lea Denison

Officer: Paul Earp 292193

Approved on 24/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 patio door frames hereby approved shall match the colour of the adjacent slate roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 05016/PA/ 1, 10, 11, 12 received 28 April 2011 and 05016/PA/ 20, 21, 22, 30, 31 received on 9 June 2011.

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

BH2011/01308

20 Wilbury Grove Hove

Change of Use on ground floor from offices (B1) to medical/health services (D1).

Applicant: Studio57 Clinic

Officer: Mark Thomas 292336

Approved on 20/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 medical/ health services unit hereby approved shall not be open to the public except between the hours of 08.00 and 20.00 Monday to Friday, 08.00 and 18.00 on Saturdays and 10.00 and 16.00 on Sundays and Bank Holidays.

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

3) UNI

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

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

BH2011/01331

15 Medina Villas Hove

Re-construction of existing front bay structure, replacement of existing softwood single glazed sliding box sash windows with softwood double glazed spring balanced sash windows.

Applicant: Welbeck Properties

Officer: Steven Lewis 290480

Approved on 20/06/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The render shall be a lime based mix and shall match the existing profiles and finishes exactly and shall not include the use of external beads, stops, bell drips or expansion joints.

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 Stuart Radley Associates drawings no. M97WB/FP/01, M97WB/FP/02, M97WB/FP/03, M97WB/FP/04 Rev B & M97WB/FP/05 received on 09/05/2011 & 06/06/2011.

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

5) UNI

The reconstruction of the bay shall match the original in terms of its detailing, including its profile, bay roof covering material, cornicing, string moulding profiles and their alignment.

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

GOLDSMID

BH2011/00978

Hove Station Goldstone Villas Hove

Alterations to layout of station and associated works.

Applicant: Southern Railway Ltd

Officer: Charlotte Hughes 292321

Approved on 24/06/11 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

Unless otherwise agreed in writing by the Local Planning Authority, the works shall be carried out and completed in their entirety in accordance with the approved drawings and conditions 2, 3 and 4 above, within six months of commencement of works.

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

3) UNI

Prior to works commencing to the W.C building on Platforms 1 & 2 or the unisex WC on Platform 3, samples of the tiling shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details.

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

4) UNI

Prior to their installation, 1:20 scale sample elevations and 1:1 scale joinery details of the new four panelled doors hereby approved on Platform 3 and the W.C/storeroom building on Platforms 1 & 2, shall be 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.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority the missing sections of tongue and groove boarding, skirting boards, dado rails and cornices shall be reinstated to exactly match the originals and all new joinery works shall match exactly the original joinery work.

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

BH2011/01030

42 Osmond Road Hove

Certificate of Lawfulness for proposed alterations to second floor rear pitched roof to form flat roofed extension and enlargement of existing rear dormer.

Applicant: Miss Rowena Horton

Officer: Charlotte Hughes 292321

Approved on 24/06/11 DELEGATED

BH2011/01134

70A Clarendon Road Hove

Replacement of existing timber windows and doors with UPVC windows and doors.

Applicant: Mr Paul Brown

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 photos, survey report by 'Anglian' and product specification drawings received on 14th April 2011.

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

BH2011/01160

189 Dyke Road Hove

Installation of railings to front and side of property with vehicle and pedestrian access gates.

Applicant: Mrs Jacqui Rush

Officer: Helen Hobbs 293335

Approved on 20/06/11 DELEGATED

1) BH01.01

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

Reason: To ensure a satisfactory appearance to the development 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 no. DR189PRO/02 B, DR189PRO/02 B and DR189PRO/01 received on 18th April 2011.

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

BH2011/01178

First Floor Flat 14 Goldstone Road Hove

Loft conversion incorporating rear dormer.

Applicant: Mr John Standing

Officer: Wayne Nee 292132

Approved on 16/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawing nos. TA579/01, 02, 03, 10, and 11 received on 19 April 2011.

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

BH2011/01184

20 Glendale Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating rear dormers.

Applicant: Mr Stephen Beatty

Officer: Christopher Wright 292097

Approved on 20/06/11 DELEGATED

BH2011/01242

St Annes Mansions 3 Montefiore Road Hove

Replacement of existing steel framed windows with white double glazed windows at front and rear elevations.

Applicant: Ms Joan Farrell

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 window sectional drawings, retail survey report and photos received on 28th April 2011.

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

BH2011/01438

West View The Drive Hove

Application to extend time limit for implementation of previous approval BH2008/00149 for a roof extension to create two flats (comprising of one four bed unit and one two bed unit) with a roof garden to each flat: two reserved parking spaces and a new enclosed cycle store.

Applicant: Anstone Properties Limited

Officer: Guy Everest 293334

Approved on 17/06/11 DELEGATED

1) BH01.01

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

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

2) BH05.09A

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.

3) UNI

No development shall take place until a scheme for the junction of existing and new work, and samples of all materials to be used in the external finishes of the extension, have been submitted to, and approved in writing by, the Local Planning Authority. Materials that are to match existing should do so in colour,

style and texture. The approved scheme and materials shall be incorporated into the development.

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

4) UNI

The two new parking spaces shown on drawing A607/1 are to be completed and made available for the use of residents prior to the occupation of the first of the new units hereby permitted, and shall be retained for such use thereafter.

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

5) UNI

Notwithstanding the details shown on the application drawings, no development shall take place until further details of the balustrade and screening to the roof gardens have been submitted to, and approved in writing by, the Local Planning Authority and the approved scheme shall be carried out.

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

The secure cycle store shown on drawing no. A607/7 is to be completed and made available for the use of residents prior to occupation of the first of the new units hereby permitted, and shall be retained for such use thereafter.

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

7) UNI

The flat roof to the north-west corner, shown on drawing A607/2 rev C as 'green roof to flat below', is to be accessible only for maintenance and repair and shall not be used as a balcony, roof garden or similar amenity area to which occupiers of any flat have access.

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.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. A607/1, A607/3, A607/4, A607/5, A607/6, A607/7, A607/10, A607/11, A607/12, A607/13, A607/14, A607/16 & A607/17 received on 10th January 2008; and A607/2 C & A607/15 C received on 20th January 2009.

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

9) UNI

Notwithstanding the details shown on the application drawings, no development shall take place until further details of the lift extension, motor room and lift overrun have been submitted to, and approved in writing by, the Local Planning Authority and the approved scheme shall be carried out.

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

HANGLETON & KNOLL

BH2011/01204

61 Hallyburton Road Hove

Loft conversion incorporating new side dormers, raising of roof pitch and ridge height to create a third self-contained 1no bed dwelling. Retention of part aluminium/part white UPVC windows and doors and removal of front window. (Part retrospective)

Applicant: Eco Green Homes Ltd

Officer: Clare Simpson 292454

Approved on 17/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 no.002 B, 003 received on 26th April 2011.

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

BH2011/01300

14 Amberley Drive Hove

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

Applicant: Mrs Linda Moore

Officer: Wayne Nee 292132

Approved on 20/06/11 DELEGATED

BH2011/01420

2 Hangleton Valley Drive Hove

Installation of pitched roof dormer to front elevation.

Applicant: Mr Darren Logan

Officer: Mark Thomas 292336

Refused on 24/06/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized and represents an overly bulky addition to the front roofslope. Further, the dormer features inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The proposal is therefore contrary to the above policy and guidance.

NORTH PORTSLADE

BH2011/01071

Arqiva Transmitting Station Mile Oak Portslade

Replacement of the existing equipment cabin, installation of a feeder gantry and meter cabinet for the Digital Switchover (DSO)

Applicant: Arqiva Limited

Officer: Wayne Nee 292132

Approved on 13/06/11 DELEGATED

1) BH01.01

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

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

2) BH14.02

Unless otherwise agreed in writing, 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 applicant 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.

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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 16629_50_160_M07_07, 16629_50_150_M07_07, 16629_50_100_M07_07, 16629_00_000_M08_08, 16629_00_002_M08_08, and 16629_00_004_01 received on 08 April 2011.

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

BH2011/01320

5 Westway Close Portslade

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

Applicant: Ms Linsey Parkes

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

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

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

2) UNI

With the exception of the folding doors to the east side elevation of the extension hereby approved which are to be powder coated aluminium, 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 no. GA02 received on 9th May 2011 and GA03 received on 12th May 2011.

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

BH2011/01479

10 Gorse Close Portslade

Erection of two storey rear extension and installation of rooflight to rear.

Applicant: Mr Geoffrey Doyle

Officer: Steven Lewis 290480

Refused on 24/06/11 DELEGATED

1) UNI

The extension by reason of its height, scale and siting would result in a severe negative impact upon the amenities of the adjacent occupiers (9 Gorse Close), from a loss of outlook, light and overshadowing. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The extension by reason of its bulk, scale and detailing is considered poorly designed and would harm the appearance of the dwelling and its semi detached partner and that of the visual amenity of the area. This is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

SOUTH PORTSLADE

BH2010/03540

Former Flexer Sacks Site Wellington Road Portslade

Change of use of all floors to mixed use development comprising ground floor-leisure (D2) first floor - part leisure (D2) part offices (B1) part parking area. Second floor offices (B1) and second floor extension to south section comprising vertical circulation core ground to second floors with lift motor room at roof level. Also, external refurbishment and alterations to all elevations.

Applicant: City Gateway Ltd

Officer: Guy Everest 293334

Approved after Section 106 signed on 09/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.07

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) BH03.02

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.

4) BH05.09

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

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

5) BH08.01

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

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

6) UNI

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

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority the ground floor, part first floor and part second floor of the premises shown on the drawings hereby approved shall only be used as an indoor climbing centre and gymnasium 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.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 10/11/02/001, 10/11/02/002, 10/11/02/003, 10/11/02/004, 10/11/02/005, 10/11/02/006, 10/11/02/007 & 10/11/02/008 received on 8th December 2010; drawing nos. 11/01/01 & 11/01/02 received 17th January 2011; drawing no. 10/11/02/009A, 10/11/02/010A, 10/11/02/011A & 10/11/02/012A received 24th February 2011.

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

9) UNI

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

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

10) UNI

Notwithstanding the submitted plans the development hereby permitted shall not be occupied until a revised on-site car parking layout has been submitted to and approved in writing by the Local Planning Authority. The revised layout shall allow for the provision of accessible disabled parking spaces to recognised standards at ground and first floor levels. The on-site parking shall thereafter be implemented in accordance with the agreed details and made available for use prior to the occupation of the development, and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR4 and TR18 of the Brighton & Hove Local Plan.

11) UNI

A Travel Plan shall be submitted to the Local Planning Authority prior to first occupation of the ground, first and second floor indoor leisure use (Class D2), and prior to first occupation of the first and second floor office accommodation (Class B1). The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and shall be subject to annual review.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1 and TR4 of the Brighton & Hove Local Plan.

12) UNI

Prior to their installation further details of the solar panels, as indicated on hereby approved drawing no. 10/11/02/009A shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall be installed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

13) UNI

If during development any visibly contaminated or odorous material not previously identified is found to be present at the site it shall be investigated. The Local Planning Authority shall be informed immediately of the nature and degree of contamination present. A Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority which must detail how this unsuspected contamination shall be dealt with. Any remedial works and/or measures shall be undertaken in accordance with the details set out in the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, to comply with policy SU3 of the Brighton & Hove Local Plan.

BH2011/00998

30a Vale Road Portslade

Erection of single storey rear extension.

Applicant: Mr & Mrs Thaxter-Noble

Officer: Mark Thomas 292336

Refused on 24/06/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed single storey extension due to its excessive scale and projection would represent a bulky and incongruous addition to the recipient property, resulting in a visually cluttered rear elevation, and the recipient property having an overextended appearance. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed extension by virtue of its bulk, height, positioning, projection and proximity to the neighbouring boundary, represent an overbearing development for the occupiers of no. 32 Vale Road, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

BH2011/01130

198 Old Shoreham Road Portslade

Erection of balustrade to roof to form roof terrace.

Applicant: Mr & Mrs M Draper

Officer: Steven Lewis 290480

Approved on 24/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 western facing screening shall be built in accordance with the approved drawing no. -02 Rev A, and shall be maintained at 1.8m high and obscure glazed to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. Loc, -01 & -02 Rev A received on 14/04/2011 & 23/05/2011.

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

BH2011/01142

28 Norway Street Portslade

Erection of single storey extensions to replace existing conservatory and rear lean to.

Applicant: Mr Matthew Garcia

Officer: Wayne Nee 292132

Approved on 09/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawing no. 2008/25/1 received on 14 April 2011.

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

BH2011/01393

19 - 20 Station Road Portslade

Non Material Amendment to BH2010/04009 to relocate ATM to entrance lobby and removal of ATM door.

Applicant: Tesco Store Ltd

Officer: Wayne Nee 292132

Approved on 15/06/11 DELEGATED

HOVE PARK

BH2011/01277

139 Shirley Drive Hove

Loft conversion incorporating front dormer, removal of chimneys from North elevation, installation of rooflights to North and West elevation and erection of pitched roof front porch.

Applicant: Mr David Vaughan

Officer: Mark Thomas 292336

Refused on 24/06/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed front dormer is inappropriately sized and represents an overly bulky addition to the front roofslope. The combination of the proposed front porch and dormer together with the existing features of the front

elevation would result in a cluttered front elevation. For these reasons the proposed development is considered to represent significant harm to the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy and guidance.

BH2011/01315

61 Dyke Road Avenue Hove

Erection of detached two storey garage with pitched roof incorporating gable to front and dormer to side to form ancillary living space above. Extension to raised terrace with garden store underneath.

Applicant: Mr Carl Cox

Officer: Guy Everest 293334

Approved on 20/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 no. FSW 11-801-01, FSW 11-801-02, FSW 11-801-03, FSW 11-801-04, FSW 11-801-05, FSW 11-801-07, FSW 11-801-08, FSW 11-801-09, FSW 11-801-10, FSW 11-801-11, FSW 11-801-12, FSW 11-801-13, FSW 11-801-14, FSW 11-801-15 & FSW 11-801-16 received 9th May 2011; and drawing no. FSW 11-801-06 received 16th May 2011.

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

BH2011/01345

26 Lloyd Road Hove

Erection of rear single storey sunroom to replace existing.

Applicant: Mr & Mrs D Keeling

Officer: Charlotte Hughes 292321

Approved on 24/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 constructed using the materials specified in the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and 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 no. 1092/01/02, 03, 04, 05 received on 11th May 2011

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

WESTBOURNE

BH2011/00258

37 Titian Road Hove

Loft conversion to create 1no self contained flat incorporating dormers, roof lights, a juliet balcony and roof alterations.

Applicant: Ms Carolyn Barton

Officer: Guy Everest 293334

Approved on 20/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until the measures outlined in information received 19th May 2011 to reduce the use of water have been implemented in accordance with the submitted details.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until one cycle rack has been installed to the front hardstanding of the building. The cycle rack shall be made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved site location plan received on 28th January 2011; and drawings no. 17/05/01, 17/05/02 & 17/05/03 received 19th May 2011.

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

6) UNI

The dormer window opening to the northern elevation at second floor level shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

BH2011/00450

87 Coleridge Street Hove

Certificate of lawfulness for an existing enlargement of existing single storey rear extension with rooflights. Insertion of new window to east elevation.

Applicant: Mr & Mrs D Edwards

Officer: Charlotte Hughes 292321

Approved on 23/06/11 DELEGATED

BH2011/00822

Flats 1-5 Stoneham House 188A Portland Road Hove

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of application BH2009/00535.

Applicant: Mr Paul Hazeldine

Officer: Paul Earp 292193

Approved on 09/06/11 DELEGATED

BH2011/00902

28 Westbourne Place Hove

Conversion of existing first floor flat and commercial storage area at ground floor to form a 3 bed house and associated works including erection of first floor extension, construction of bay window to ground floor and alterations to fenestration.

Applicant: Mrs Doris Howard

Officer: Wayne Nee 292132

Refused on 22/06/11 DELEGATED

1) UNI

The proposal would be contrary to policy EM6 of the Brighton & Hove Local Plan which seek to restrict the loss of small industrial/warehouse units unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. No information has been submitted with the application to demonstrate that the use of the storage space - in its current form - is no longer viable and to demonstrate that the use is genuinely redundant.

2) UNI2

The design and layout of the proposed 3 bedroom house is contrary to the requirements of policies QD27 and SU2 of the Brighton & Hove Local Plan in that the ground floor lounge area, dining area and kitchen area would have insufficient natural light, ventilation and outlook, to the detriment of future occupiers' living standards and inducing a reliance on artificial lighting and mechanical ventilation which is not energy efficient.

BH2011/01150

Flat 24 Coastal Place 55 New Church Road Hove

Application to extend time limit for implementation of previous approval BH2008/00941 for the formation of roof terrace at fourth floor, West elevation.

Applicant: Ms Isobel Swift

Officer: Paul Earp 292193

Approved on 24/06/11 DELEGATED

1) BH01.01

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

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

2) BH03.01

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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1354 FLAT24-01, 02 submitted on 14 March 2008.

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

BH2011/01427

34 Carlisle Road Hove

Replacement of existing garage doors with bay window, alterations to window and doors to side elevation and remodelling of existing rear extension including increased roof height and installation of roof lantern.

Applicant: Mr & Mrs Bill du Cann

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 no. P1, P2, P3, P4, P5, P6, P7, P8, P9, P10 received on 17th May 2011.

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

WISH

BH2010/03440

Land to rear of 32 and 33 Boundary Road Hove

Erection of single storey two bedroom dwelling.

Applicant: BSC Ltd

Officer: Guy Everest 293334

Approved on 27/06/11 DELEGATED

1) BH01.01

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

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

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration

of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) BH04.01A

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

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

4) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 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.

5) BH05.02B

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

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. AL-699 & AL-700 rev B received on 14th April 2011; and drawing no. AD-10a received on 18th April 2011.

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

7) UNI

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

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

8) UNI

The development hereby approved shall not be occupied until the refuse and recycling and cycle parking facilities, as 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 the parking of cycles and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority no development shall commence until details of the solar panels and green roof, as indicated on hereby approved drawing no. AL-700 rev B, have been submitted to and approved in writing by the Local Planning Authority. The solar panels and green roof shall be installed in accordance with the agreed details prior to first occupation of the dwelling and shall be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

10) UNI

The development hereby approved shall not be occupied until the boundary treatment and outdoor amenity space, as indicated on hereby approved drawing no. AL-700 rev B, have been fully implemented and, in the case of the amenity space, made available for use. The boundary treatment and amenity space shall thereafter be retained as such thereafter.

Reason: To ensure the development provides a satisfactory standard of accommodation for future occupants and to comply with policy HO5 of the Brighton & Hove Local Plan.

11) UNI

The development shall be carried out in accordance with the material schedule listed on approved drawing no. AL-700 rev B.

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

BH2011/01051

157 New Church Road Hove

Erection of ground and first floor rear extensions.

Applicant: Mr & Mrs Sailani

Officer: Christopher Wright 292097

Approved on 15/06/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Local Plan.

4) UNI

The first floor level windows in the east flank elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor level 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.

5) UNI

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan and design and access statement received on 7 April 2011; drawing nos. 01/HO10/B, 02/HO10/B, 03/HO10/B, 04/HO10B, 05/HO10/B, 06/HO10B and 07/HO10/B received on 12 April 2011; and the block plan received on 14 June 2011.

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

BH2011/01147

204 New Church Road Hove

Certificate of Lawfulness for proposed removal of existing garage and erection of single storey free standing garden annexe.

Applicant: Mrs Farida Amin

Officer: Christopher Wright 292097

Approved on 09/06/11 DELEGATED

BH2011/01218

23 St Leonards Avenue Hove

Replacement of all existing windows and doors with UPVC casement windows, Glass Reinforced Polyester front door and UPVC rear door.

Applicant: Miss Tanya Cooke

Officer: Mark Thomas 292336

Approved on 24/06/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 unnumbered drawings, 'Retail Survey Report' by Anglian, and photos received on 26th April 2011.

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

BH2011/01232

157 New Church Road Hove

Erection of ground and first floor rear extensions.

Applicant: Mr & Mrs Sailani

Officer: Christopher Wright 292097

Approved on 22/06/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed 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 first floor level windows in both the east and west flank elevations of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor level 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01/JO12/A, 02/ JO12/A, 03/ JO12/A, 04/ JO12/A, 05/ JO12/A, 06/ JO12/A and 07 JO12/A received on 27 April 2011; and the block plan received on 21 June 2011.

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

BH2011/01506

30 St Leonards Gardens Hove

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

Applicant: Susan Conway

Officer: Adrian Smith 290478

Approved on 20/06/11 DELEGATED

BH2011/01524

First Floor Flat 25 Welbeck Avenue Hove

Non material amendment to BH2011/00018 to remove approved dormer to side elevation and provision of UPVC rooflight to side roof slope.

Applicant: Mr Seroj Janiyan

Officer: Christopher Wright 292097

Approved on 09/06/11 DELEGATED

1) UNI

The proposed rooflight would not materially affect the impact of the development on neighbour amenity in terms of overlooking and loss of privacy in comparison with the approved side dormer.

2) UNI

The proposed rooflight would not materially alter the form or character of the host building and represents a reduction in both additional roof volume and visual impact in comparison with the approved side dormer.

BH2011/01546

1 Mansfield Road Hove

Certificate of Lawfulness for proposed erection of single storey rear extension to replace existing conservatory and alterations to front porch.

Applicant: Mr & Mrs Fuller

Officer: Steven Lewis 290480

Approved on 27/06/11 DELEGATED

