

PLANS LIST 28th February 2015**BRIGHTON AND HOVE CITY COUNCIL LIST OF APPLICATIONS
DETERMINED BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR
EXECUTIVE DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING
UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION****PATCHAM****BH2014/03511****7 Denton Drive Brighton**

Demolition of existing outbuildings and erection of single storey rear extension and new entrance porch.

Applicant: Mr Iain Palmer

Officer: Mark Thomas 292336

Refused on 19/01/15 DELEGATED

1) UNI

The proposed extension due to its unduly excessive footprint, scale, depth and width, together with a form which would relate poorly to the property to be extended, would result in significant harm to the character and appearance of the recipient property and the wider street scene. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12- design guide for extensions and alterations.

BH2014/03590**16 Brangwyn Avenue Brighton**

Roof extensions and alterations including raising of ridge height and eaves height and removal of pitched roof over existing first floor window to rear. Creation of dormer to rear and installation of rooflights.

Applicant: Mr & Mrs Eastham

Officer: Chris Swain 292178

Approved on 22/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plans and elevations			22 October 2014
Site plan and proposed elevations and floor plans			22 October 2014

BH2014/03781

16 Beechwood Close Brighton

Erection of part single, part two storey rear extension to lower ground and ground floor level.

Applicant: Mr James Hickenbottom

Officer: Chris Swain 292178

Approved on 12/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The windows to the east facing side elevation shall be obscure glazed and non-opening and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	CH622/001		10 November 2014
Existing plans	CH622/002		10 November 2014
Existing elevations	CH622/003		10 November 2014
Existing elevations and sections	CH622/004		10 November 2014
Proposed plans	CH622/005		10 November 2014
Proposed elevations	CH622/006		10 November 2014
Proposed elevations and sections	CH622/007		10 November 2014

BH2014/03782

14 Overhill Drive Brighton

Creation of timber terrace to first floor rear with balustrading and handrail.

Applicant: Mr Iain Breeds

Officer: Robert Hermitage 290480

Refused on 14/01/15 DELEGATED

1) UNI

The proposed raised terrace, due to its position and height in close proximity to the adjacent property, would result in overlooking and loss of privacy to occupants of adjoining properties. The terrace, due to its position, size and use, would additionally result in a significant noise disturbance to adjacent properties. The proposal would therefore lead to a significant loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/03817

44 Beechwood Avenue Brighton

Erection of a single storey rear extension to replace existing conservatory.

Applicant: Mr Mathew Norman

Officer: Robert Hermitage 290480

Approved on 20/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	01	-	12th November 2014
Proposed Plans and Elevations	02	-	12th November 2014

BH2014/03866

55 Greenfield Crescent Brighton

Certificate of Lawfulness for hip to gable roof extension, creation of rear dormer, the installation of front rooflight and side window.

Applicant: Ms Janaki Jayasuriya
Officer: Joanne Doyle 292198
Approved on 15/01/15 DELEGATED

BH2014/03870

3 Old Farm Road Brighton

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

Applicant: Mr & Mrs David Whittle
Officer: Robert Hermitage 290480
Approved on 12/01/15 DELEGATED

BH2014/03957

75 Carden Avenue Brighton

Erection of single storey side extension.

Applicant: Mark Tulley
Officer: Tom Mannings 292322
Approved on 22/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Single Storey Extension	PBP0121/02		25/11/14
Site Location Plan	PBP0121/03		25/11/14
Block Plan	PBP0121/04		25/11/14

BH2014/03958

17 Thornhill Avenue Brighton

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating hip to barn end roof extension, 2no front rooflights, side window and rear dormer.

Applicant: Mr Stephen Burns
Officer: Joanne Doyle 292198
Approved on 28/01/15 DELEGATED

BH2014/04011

61 Vale Avenue Brighton

Creation of vehicle crossover and dropped kerb.

Applicant: Mr & Mrs Thomas Lowrie

Officer: Robert Hermitage 290480

Approved on 28/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	3rd December 2014
Block Plan	-	-	3rd December 2014
Existing Plan	-	-	3rd December 2014
Proposed Plan	-	-	3rd December 2014

BH2014/04067

19 Haywards Road Brighton

Erection of conservatory extension to rear to replace existing.

Applicant: Mrs C Stinson

Officer: Robert Hermitage 290480

Approved on 27/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of

the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	2nd December 2014
Block Plan	-	-	2nd December 2014
Existing Plans and Elevations	-	-	2nd December 2014
Proposed Plans and Elevations	-	-	2nd December 2014

BH2014/04262

38 Barrhill Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.4m, for which the maximum height would be 2.6m, and for which the height of the eaves would be 2.4m.

Applicant: Mr Andy Cockerell

Officer: Robert Hermitage 290480

Prior Approval is required and is refused on 23/01/15 DELEGATED

PRESTON PARK

BH2014/03375

St Andrews Day & Resource Centre St Andrews Road Brighton

Application for approval of details reserved by conditions 4, 6, 8, 9, 12 and 14 of application BH2013/03968.

Applicant: Natterjack Construction

Officer: Wayne Nee 292132

Split Decision on 19/01/15 DELEGATED

1) UNI

APPROVE the details pursuant to condition 14 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 4, 6, 8, 9 and 12 are NOT APPROVED

2) UNI2

The details in relation to Condition 4 have not been approved as the proposed render sample is too rough in texture, and the tile sample with the dark red finish is not an appropriate colour as it would appear too stark and prominent within the context. Furthermore the proposed balustrade is too artistic and visually heavy. The details are therefore contrary to policies QD1 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The details in relation to Condition 6 have not been approved as the proposed revised locations for the cycle stores on Plots 1 & 2 are considered inappropriate as they would block the proposed pedestrian route. Furthermore the cycle store for properties 5 to 7 appears to be communal and there is a lack of detail of the

means of security to the cycle stores. The details are therefore contrary to policy TR14 of the Brighton & Hove Local Plan.

4) UNI4

The details in relation to Condition 8 have not been approved as a pedestrian route is not provided from the adopted highway into the site. The details are therefore contrary to policy TR7 and TR8 of the Brighton & Hove Local Plan.

5) UNI5

The details in relation to Condition 9 have not been approved as insufficient information has been submitted in relation to the intrusive investigation undertaken in October 2014 in relation to ground gas, asbestos, lead content in the soil, topsoil, and water services. The details are therefore contrary to policy SU11 of the Brighton & Hove Local Plan.

6) UNI6

The details in relation to Condition 12 have not been approved as it has not been justified that this position would not interfere with pedestrian access into the site. There is also insufficient information on how and when refuse and recycling would be dropped off and picked up at this point. The details are therefore contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2014/03527

21 Sandgate Road Brighton

Demolition of existing rear extension and erection of part one, part two storey rear extension.

Applicant: Mr L Leishman

Officer: Tom Mannings 292322

Approved on 26/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
Existing Block Plan	05-1014f		20/09/14
Proposed Block Plan	05-1015g		20/09/14
Location Plan	05-1014h		20/09/14
Existing Layouts	05-1014		20/09/14
Proposed Ground & First Floor Layouts	05-1014a		20/09/14
Proposed Roof Plan	05-1014b		03/11/14
Section Through Proposed Work	05-1014c		20/09/14
Existing and Proposed Elevations	05-1014d		20/09/14

BH2014/03606

Flat 3 26 York Villas Brighton

Erection of single storey detached outbuilding to rear garden.

Applicant: Mr James H Vere-Nicholl

Officer: Chris Swain 292178

Approved on 26/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	11 November 2014
Block plan	-	-	27 October 2014
Proposed elevations and plan	-	-	27 October 2014

BH2014/03772

Preston Lawn Tennis Club Preston Drove Brighton

Removal of 6no 10 metre high posts and installation of 6no 8 metre high posts in new locations. Installation of additional lamps to 3no existing posts.

Applicant: Preston Lawn Tennis Club

Officer: Sonia Gillam 292265

Approved on 20/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The floodlighting hereby approved shall only be in use between the hours of 16:00 and 22:00 daily.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			07/11/2014
Existing lighting scheme plan			07/11/2014
Proposed lighting scheme plan			14/11/2014
Proposed cross section through courts 1, 2, 3			25/11/2014
Proposed cross section through courts 4, 5, 6			25/11/2014

BH2014/03894

70 Stanford Avenue Brighton

Installation of front rooflight.

Applicant: Phil Jeffrey

Officer: Tom Mannings 292322

Approved on 14/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
New Roof Light	PBP0177/03		19/11/14
Site Location Plan	PBP0177/04		19/11/14
Block Plan	PBP0177/05		19/11/14

BH2014/03897

36 New England Road Brighton

Application for removal of condition 7 of application BH2014/02753, (Conversion, extension and reconfiguration of existing shop and four bedroom maisonette to form ground floor shop with office, first and second floor maisonette and three bedroom dwelling to rear with associated alterations), which states that the development shall not begin until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's permit.

Applicant: Mr S Farmcombe
Officer: Adrian Smith 290478
Refused on 19/01/15 DELEGATED

1) UNI

The site is within a sustainable location in an area characterised by heavy on-street parking, therefore the application of condition 7 of planning permission BH2014/02753 to restrict occupiers of the development from being eligible for parking permits remains applicable and in accordance with policy HO7 of the Brighton & Hove Local plan and the National Planning Policy Framework.

BH2014/03946

Flat D5 Belvedere 152-158 Dyke Road Brighton

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

Applicant: Miss Natalie Jarraud
Officer: Chris Swain 292178

Approved on 26/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan, block plan and elevational drawings	1425-01	B	23 January 2015

BH2014/04080

14 Port Hall Road Brighton

Erection of single storey extension with balcony above and erection of first floor extension to side elevation. Erection of two storey side extension and other associated alterations.

Applicant: Mr & Mrs Paul Hewitt
Officer: Adrian Smith 290478

Refused on 28/01/15 DELEGATED

1) UNI

The proposed extensions represent an incongruous and unsympathetic series of additions that would substantially enlarge the building and result in an incongruous and jarring mix of building heights, roof forms, window designs and materials and lack an overall design cohesion and balance, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

BH2014/04164

20 Ditchling Rise Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.3m.

Applicant: Alison Lacey

Officer: Robert Hermitage 290480

Prior Approval is required and is refused on 21/01/15 DELEGATED

REGENCY

BH2014/02130

1-2 Duke Street Brighton

Conversion of multi storey retail building (A1) to create a restaurant (A3) at ground floor and basement levels and 7no one and two bed flats (C3) to upper levels with associated works.

Applicant: Trustees of Elephant Pension Fund

Officer: Jason Hawkes 292153

Refused on 13/01/15 DELEGATED

1) UNI

The proposed change of use from retail (A1) to a restaurant (A3) would result in the number of non-retail units exceeding 25% on Duke Street and a non-retail frontage of three adjoining units measuring over 30m. As such, the proposal would have an adverse effect on the vitality and vibrancy of the Regional Shopping Centre and would undermine its retail function, contrary to policy SR4 of the Brighton & Hove Local Plan.

BH2014/02561

68-70 North Street Brighton

Display of 2no internally illuminated fascia signs, 2no projecting signs and 1no logo sign (part retrospective).

Applicant: Itsu Limited

Officer: Chris Swain 292178

Approved on 16/01/15 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/02562

68-70 North Street Brighton

Installation of new shop front (retrospective).

Applicant: Itsu Limited

Officer: Chris Swain 292178

Approved on 14/01/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing ground floor general arrangement	1293-E-01		12 August 2014
Site plan	1293-P-01		30 July 2014
Existing shopfront	1293-P-03		30 July 2014
Proposed shopfront	1293-P-04	B	30 July 2014
Proposed shopfront section	1293-P-05	A	30 July 2014

BH2014/03208

51 Ship Street Brighton

Conversion of first, second and third floor to create 9no residential units (C3) incorporating formation of ancillary storage in part of basement, separate entrance, revision of fenestration and associated works. (Part retrospective)

Applicant: Veerose Limited

Officer: Christopher Wright 292097

Approved on 16/01/15 DELEGATED

1) UNI

This approval is limited to the works shown on the approved drawings and does

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

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

2) UNI

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

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

3) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

4) UNI

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

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

5) UNI

Notwithstanding drawing no. H2031.20, no works shall take place until full details of the proposed Internal wall insulation including 1:1 scale profiles showing both the sills and reveals of the windows affected, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

6) UNI

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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

7) UNI

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale

drawings of proposed items for approval by the Local Planning Authority.
Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

8) UNI

No works shall take place until full details of the blocking up of the existing openings to the ground floor of the rear building, showing the retention of reveals, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

Reason: 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.

9) UNI

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

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

BH2014/03224

52-53 Western Road Brighton

Display of 1no internally-illuminated fascia sign (retrospective).

Applicant: WHSmith

Officer: Andrew Huntley 292321

Refused on 27/01/15 DELEGATED

1) UNI

The proposed signage by reason of its 'box' design, size, bulk and method of illumination is considered inappropriate to the character and appearance of the building and out of character with the surrounding Regency Square Conservation Area. Therefore, the proposal is contrary to policies HE9 and QD12 of the Brighton and Hove Local Plan and the Supplementary Planning Document 07 'Advertisements'.

BH2014/03514

7 Bartholomews Brighton

Change of use of part of ground floor from retail (A1) to residential (C3) to convert the property into one single dwelling, including replacement ground floor window.

Applicant: Mr JV McPherson

Officer: Adrian Smith 290478

Approved on 14/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

thereafter.

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

3) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	Plan 1	-	20/10/2014
Block plan	Plan 2	-	20/10/2014
Existing floor plans	JP/1027/3	-	20/10/2014
Proposed floor plans	JP/1027/4	-	20/10/2014
Existing and proposed front elevation	JP/1027/5	-	17/12/2014

5) UNI

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

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

BH2014/03515

7 Bartholomews Brighton

Change of use of part of ground floor from retail (A1) to residential (C3) to convert the property into one single dwelling with associated alterations to layout and replacement ground floor window.

Applicant: Mr JV McPherson

Officer: Adrian Smith 290478

Approved on 14/01/15 DELEGATED

1) BH01.05

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

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

2) UNI

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.

3) UNI

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

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

4) UNI

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

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

BH2014/03578

34-35 Western Road Hove

Application for approval of details reserved by condition 1 of application BH2014/01359.

Applicant: First Charterhouse Investment

Officer: Christopher Wright 292097

Approved on 19/01/15 DELEGATED

BH2014/03661

1 Dean Street Brighton

Alterations to enclose front porch.

Applicant: 163a Western Road (Brighton) Limited

Officer: Tom Mannings 292322

Approved on 21/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
Location and Block Plan	AC/1DeanSt/0 2		30/10/14
Existing and Proposed Elevations and Plans	AC/1DeanSt/0 1	B	29/12/14

BH2014/03934

60 East Street Brighton

Display of internally illuminated fascia sign on replacement aluminium fascia board and internally illuminated hanging sign.

Applicant: Molton Brown

Officer: Joanne Doyle 292198

Approved on 21/01/15 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

surveillance or for measuring the speed of any vehicle.

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/03935

60 East Street Brighton

Display of internally illuminated fascia sign on replacement timber fascia board and internally illuminated hanging sign.

Applicant: Molton Brown

Officer: Joanne Doyle 292198

Approved on 21/01/15 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or

aid to navigation by water or air; or

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/03940

60 East Street Brighton

Replacement of existing roller shutter with collapsible security gate, replacement of tiles to front entrance and other associated alterations.

Applicant: Molton Brown

Officer: Joanne Doyle 292198

Approved on 21/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until a 1:20 elevation showing the security gate in its closed position have been submitted to and approved in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	6564_LP		24 Nov 2014
Block Plan	6564_BP		24 Nov 2014
Existing Shopfront Elevations	1814_100		22 Dec 2014
Proposed Storefront	1814_101		22 Dec 2014

3) UNI

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

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

BH2014/03953

The Black Lion 14 Black Lion Street Brighton

Installation of black metal gates to the entrance to the side courtyard/garden area. (Retrospective).

Applicant: North Laine Pub Company

Officer: Christopher Wright 292097

Approved on 26/01/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Pre-Existing Ground Floor Plan, Part Front Elevation and Location Plan	01		1 Dec 2014
Existing Ground Floor Plan, Part Front Elevation and Location Plan	02		17 Dec 2014

ST. PETER'S & NORTH LAINE

BH2013/04287

Site J New England Quarter Fleet Street Brighton

Application for Approval of Details Reserved by Condition 20A of Application BH2012/01627.

Applicant: The Hyde Group

Officer: Maria Seale 292175

Approved on 09/01/15 DELEGATED

BH2014/00120

16 York Place Brighton

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

Applicant: Coastal Mangement Ltd

Officer: Chris Swain 292178

Refused on 23/01/15 DELEGATED

1) UNI

The proposed change of use to provide 4 bedrooms on the upper floors as a Class C4 House in Multiple Occupation has, as a result of the layout, over-subdivision of the rooms and the limited quality of shared communal space, created an overly cramped form of accommodation which fails to provide an acceptable standard of residential accommodation. The proposal is therefore detrimental to the residential amenity of occupiers and is contrary to policy QD27 of the Brighton and Hove Local Plan.

2) UNI2

The ground floor annexe comprises an unauthorised self-contained residential unit which is physically separated from the Class C4 use at upper floor levels of no. 16. The annexe provides unduly cramped living space with poor levels of outlook and natural light, creating oppressive living conditions and a poor standard of accommodation. The proposal is therefore detrimental to the residential amenity of occupiers and is contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2014/03225

1 Park Crescent Brighton

Internal alterations to layout, including forming openings in structural walls.

Applicant: Mr & Mrs Geilinger

Officer: Mark Thomas 292336

Approved on 23/01/15 DELEGATED

1) BH01.05

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

2) UNI

All existing joinery and plasterwork, including doors, architraves, skirtings and cornices, shall be reused or replicated on the new walls to bedroom 2 and bedroom 3 and new skirting in the first floor hallway and in bedroom 1 shall be reinstated to exactly matched the existing where the existing openings are infilled as hereby permitted.

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

BH2014/03454

51A Stanley Road Brighton

Insertion of rooflights to front and creation of dormers to rear.

Applicant: Adrian Hill

Officer: Robert Hermitage 290480

Approved on 21/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	477/02	-	14th October 2014
Proposed Plans and Elevations, Site and Block Plan	477/01	A	4th December 2014

BH2014/03621

Land to Rear of 67-81 Princes Road Brighton

Application for approval of details reserved by conditions 8, 9, 10, 12, 13, 14, 15, 16 and 17 of application BH2013/03782.

Applicant: Carelet Ltd

Officer: Adrian Smith 290478

Split Decision on 19/01/15 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 8, 12, 14, 15, 16i and 17 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 9, 10, 13 & 16ii are NOT APPROVED

2) UNI2

The submitted plans relating to the gatehouse do not correlate with those approved under application BH2013/03782, therefore condition 10 has not been satisfied.

3) UNI3

Insufficient material samples have been submitted to satisfy condition 9, whilst the proposed fibre slate roof tile is considered inappropriate for a building in a conservation area.

4) UNI4

The submitted landscape plans do not correlate with the measures set out in the Ecology Design and Maintenance Plan, and do not provide sufficient screening of the development in long views into the Round Hill Conservation Area from the north, therefore condition 13 has not been fully satisfied.

BH2014/03804

54 Gardner Street Brighton

Installation of new shop front and box fascia over.

Applicant: Sandon Homes Ltd

Officer: Sonia Gillam 292265

Approved on 09/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed elevations, floor plans and sections	10	A	11/11/2014
Existing and proposed elevations, floor plans and sections	11	A	11/11/2014
Existing and proposed elevations, floor plans and sections	12	A	11/11/2014
Shop front detail	13	A	11/11/2014
Window and door detail	14	A	11/11/2014
Window and door detail	15	A	11/11/2014
Block plan	16	A	11/11/2014
Shop front and fascia detail	17	A	11/11/2014
Site location plan	18	A	14/11/2014

BH2014/03823

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

Application for Approval of Details Reserved by Condition 25 (for gymnasium only) of application BH2014/01127.

Applicant: The Gym Ltd

Officer: Kathryn Boggiano 292138

Approved on 20/01/15 DELEGATED

BH2014/04037

36 Ditchling Rise Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.96m, for which the maximum height would be 3.77m, and for which the height of the eaves would be 3m.

Applicant: Mr Steve Foster & Mrs Sylvia Bluck

Officer: Tom Mannings 292322

Prior approval not required on 09/01/15 DELEGATED

BH2014/04137

9 London Road Brighton

Application for Approval of Details Reserved by Conditions 7, 9, 10, 11, 12 and 13 of application BH2014/01965.

Applicant: Mr Essy Sharanizadeh

Officer: Sonia Gillam 292265

Split Decision on 27/01/15 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 7 and 12 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 9, 10, 11 and 13 are NOT APPROVED

2) UNI2

Details of the full registered address of each property has not been submitted. This information is required in order to change the Traffic Regulation Order and register each property as car free. It is not therefore possible to approve details in respect of condition 9.

3) UNI3

A BRE issued Interim / Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has not been submitted. It is not therefore possible to approve details in respect of condition 10.

4) UNI4

Full details of the proposed internal cycle parking provision have not been received. Notwithstanding this it is considered that the proposed external Wiggins bike rack is not deemed to be policy compliant as it only allows users to easily secure the front wheel of the bike. It is not therefore possible to approve details in respect of condition 11.

5) UNI5

A BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has not been submitted. This certificate can only be obtained when construction is complete. It is not therefore possible to approve details in respect of condition 13.

WITHDEAN

BH2014/02766

Land adjacent to 1 Woodside Avenue Brighton

Application for Approval of Details Reserved by Conditions 9, 12, 13, 14, 15, 16, 17 and 18 of application BH2014/00820

Applicant: Mr Bill Faust
Officer: Liz Arnold 291709
Approved on 22/01/15 DELEGATED

BH2014/02935

73 Preston Drove Brighton

Erection of second floor rear extension, canopy over rear door and render to front elevation.

Applicant: Mr & Mrs Guerinoni
Officer: Chris Swain 292178
Refused on 28/01/15 DELEGATED

1) UNI

The proposed rear extension by reason of its design, form and elevated position replacing an original roof pitch, would relate poorly to the original built form of the property, detracting significantly from the character and appearance of the building, harming the uniformity and rhythm of the wider terrace and detracting from the appearance and character of the Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/03238

9 Hillbrow Road Brighton

Erection of 2no dwelling houses with new access drive and associated parking. (Part retrospective)

Applicant: Highdown Construction Ltd
Officer: Paul Earp 292454
Approved on 22/01/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site layout	1318-2.01	K	12 December 2014
Site block and location plan	1318-2.02	C	7 October 2014
Plot 1 layout	1318-2.03	F	4 December 2014
Plot 2 layout	1318-2.04	F	4 December 2014
Plot 1 elevations	1318-2.06	C	4 December 2014
Plot 2 elevations	1318-2.07	C	4 December 2014
Detailed planting scheme	RCo111/02	2	25 September 2014
Planting layout	RCo111/01	3	25 September 2014
Sustainability checklist			25 September 2014
Waste Minimisation statement			25 September 2014
Biodiversity checklist			25 September 2014
Reptile mitigation report			25 September 2014

Detailed plant schedule	Ramsey & co	25 September 2014
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2) UNI

The development hereby approved shall be constructed in the materials submitted as part of this application which includes a zinc roof and siga 39 slates, monocouche rough render and Siberian larch timber cladding.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QE1 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

5) UNI

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.

6) UNI

The new crossover and access shall be constructed prior to the first occupation of the development hereby permitted and in accordance with a specification that has been approved in writing by the local Planning Authority.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved on Plot 1 (fronting Hillbrow Road) shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built on Plot 1 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.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential

unit hereby approved on Plot 2 (within the rear garden to 9 Hillbrow Road) shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built on Plot 2 has achieved a Code for Sustainable Homes rating of Code level 4 (scoring 76 points or more in the overall Code assessment) has been submitted to, and approved in writing by, the Local Planning Authority.

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

9) UNI

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

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

10) UNI

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

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

11) UNI

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.

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.

BH2014/03419

105 Tivoli Crescent North Brighton

Remodelling of existing bungalow incorporating roof extensions and alterations including raising of ridge height to allow for creation of first floor level, revised fenestration and associated works to facilitate creation of a two storey dwelling.

Applicant: Channel Site Services (Sussex) Ltd

Officer: Mark Thomas 292336

Approved on 26/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

- a) sample of render including details of the colour of the render/ paintwork
- b) sample of roof tiles to be used
- c) sample of the cedar cladding to be used, including details of their treatment to protect against weathering

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	ADC708/LP	-	10th October 2014
Block plan	ADC708/BP	-	10th October 2014
Existing plans	ADC708/01	-	10th October 2014
Existing elevations	ADC708/02	-	10th October 2014
Proposed plans	ADC708/03	-	10th October 2014
Proposed elevations	ADC708/04	-	10th October 2014
Existing contextual plan, elevations and roof plan	ADC708/05	Rev. A	3rd December 2014
Proposed contextual elevations and roof plan	ADC708/06	Rev. A	3rd December 2014
Levels survey plan	7806	-	3rd December 2014

16 Middle Road Brighton

Replacement of timber casement windows with double glazed timber sash windows and replacement front door to front elevation. (Retrospective)

Applicant: Pembroke & Nash Sash Windows

Officer: Joanne Doyle 292198

Approved on 12/01/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			17 Nov 2014
Proposed Window Detail			17 Nov 2014
Proposed Window Section-Glazing Bar			17 Nov 2014
Proposed Window Section-Glazing Bar			17 Nov 2014
Proposed Door Picture			03 Dec 2014
Proposed Window Section-Sash Detail			09 Jan 2014

BH2014/03881

Top Flat 30 Gordon Road Brighton

Installation of dormer and rooflight to rear elevation.

Applicant: Paxform Properties

Officer: Joanne Doyle 292198

Approved on 22/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	152 01	B	27 Nov 2014
Existing First Floor & Roof Plan	152 02		19 Nov 2014
Existing South & East Elevation	152 03	A	27 Nov 2014
Existing West Elevation & Section	152 04	A	27 Nov 2014
Proposed 1st & 2nd Floor Plan	152 10		19 Nov 2014
Proposed Roof Plan & Section AA	152 11	A	27 Nov 2014
Proposed Elevations &	152 12	A	27 Nov 2014

Section BB			
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BH2014/03882

56 Windmill Drive Brighton

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

Applicant: Mr & Mrs Jenner

Officer: Robert Hermitage 290480

Approved on 14/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans, Section and Elevations	1213 01	-	19th November 2014
Proposed Plans, Section and Elevations	1213 02	B	19th November 2014

BH2014/03922

46 Tongdean Lane Brighton

Demolition of existing concrete rear patio and erection of rear conservatory.

Applicant: Mr Roderick MacFie

Officer: Tom Mannings 292322

Refused on 15/01/15 DELEGATED

1) UNI

The proposed extension, by virtue of its scale, design and elevated position, represents a prominent and bulky addition which would not appear as a subservient addition to the main building. The extension would appear an incongruous addition to the detriment of the visual amenities of the property and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

BH2014/03962

Media House 26 North Road Preston Brighton

Prior approval of first and second floors for change of use from offices (B1) to form 2no self contained units (C3).

Applicant: Stone Chris Properties

Officer: Helen Hobbs 293335

Prior Approval is required and is approved on 23/01/15 DELEGATED

BH2014/04003

211 Preston Road Brighton

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

Applicant: Alex Mackay & Barbara Mishon

Officer: Andrew Huntley 292321

Prior Approval is required and is refused on 22/01/15 DELEGATED

1) UNI

The applicant has failed to demonstrate that the application site was used for a use solely falling within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 either immediately before the 30 May 2013 or when last in use. Accordingly, the proposed development is not permitted under Class J, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") and the application is refused pursuant to paragraph N. (2A) of the aforesaid Part 3.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Block & Site Visit	TA 858 / 01		27.11.2014
Existing Plans	TA 858 / 02	B	27.11.2014
Proposed Plans	TA 858 / 10	C	27.11.2014

BH2014/04092

20 Windmill Drive Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Paul Newman

Officer: Astrid Fisher 292337

Refused on 28/01/15 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended. The eaves of the enlarged part of the dwellinghouse would exceed the eaves of the existing dwellinghouse (A.1(c)), the extension would extend beyond a wall forming a side elevation of the dwellinghouse and would have a width greater than half the width of the original dwellinghouse (A.1(h)(iii)), and the proposed material would not have a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (A.3 (a)).

BH2014/04119

9 Gordon Road Brighton

Prior approval for the erection of a single storey rear extension, which would

extend beyond the rear wall of the original house by 4.77m, for which the maximum height would be 3.21m, and for which the height of the eaves would be 2.7m.

Applicant: Mrs Clare Morse-Brown

Officer: Joanne Doyle 292198

Prior Approval is required and is refused on 20/01/15 DELEGATED

BH2014/04151

51 Hampstead Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating a rear dormer and front rooflights with alterations to rear fenestration at basement and ground floor levels.

Applicant: Mr Hugh Thompson

Officer: Tom Mannings 292322

Approved on 27/01/15 DELEGATED

EAST BRIGHTON

BH2014/03444

155 Eastern Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating increase to ridge height, rear dormer and side rooflights.

Applicant: Mr P Forrest

Officer: Robert Hermitage 290480

Approved on 20/01/15 DELEGATED

1) UNI

The development is permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/04132

Flat 1 4 Eastern Terrace Brighton

Application for approval of details reserved by condition 4 of application BH2014/02120.

Applicant: James Foley

Officer: Tom Mannings 292322

Approved on 23/01/15 DELEGATED

HANOVER & ELM GROVE

BH2014/03387

18 Wellington Road Brighton

Application for variation of conditions 28 and 29 of application BH2011/03796 (Application to extend time limit for implementation of previous approval BH2008/03248) to allow for changes to the wording of both conditions. Condition 28 to read as follows - "No development other than foundation earth works for the three storey extension shall commence until details of the following have been submitted to and agreed by the Local Planning Authority. A bat survey carried out between May and August. The findings of the bat surveys shall be accompanied by an appropriate bat mitigation and enhancement strategy which should provide assurance that the development will comply with wildlife legislation and address the provision of adequate artificial bat roosting structures, soft landscaping and the lighting proposals for the scheme as appropriate to ensure bat habitat is conserved and enhanced on the site. The scheme shall then be implemented in

accordance with the approved details."

Reason: To safeguard these protected species from the impact of the development in accordance with policy QD18 of the Brighton & Hove Local Plan. Condition 29 to read as follows - "No development other than foundation earth works for the three storey extension shall commence until details of the following have been submitted to and agreed by the Local Planning Authority. A Swift survey has been carried out between May and August. The findings of the surveys shall be accompanied by an appropriate mitigation and enhancement strategy. The scheme shall then be implemented in accordance with the approved details." Reason: To safeguard these protected species from the impact of the development in accordance with policy QD18 of the Brighton & Hove Local Plan.

Applicant: Baron Homes Corporation

Officer: Liz Arnold 291709

Approved on 22/01/15 COMMITTEE

1) UNI

The development hereby permitted shall be commenced on or before 5th April 2015.

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

2) UNI

No development shall commence until nature conservation enhancement as part of the site landscaping scheme has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and the details of the proposed green wall planting and artificial external lighting.

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.

3) UNI

Prior to the commencement of development drawings at 1:20 scale illustrating the detail and finishes of the ramps, and handrails, and details of the glazed link, must be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

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

4) UNI

The windows servicing the bath and shower rooms shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

The windows on the west elevation of the new build block which adjoins the boundary with Ainsworth House and those within the east elevation of the extended block which adjoins the boundary with number 20 Wellington Road 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.

6) UNI

The lower half of the sash windows in the rear elevation at first and second story level servicing units labelled '13', '9' and the 'relatives room' on drawing number

0769-011C shall not be glazed otherwise than with obscured glass and 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.

7) UNI

No development shall take place until samples of the slate to be used in the construction of the external surfaces of the roofs of the development and the windows to be used in 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 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) 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 QD1 of the Brighton & Hove Local Plan.

10) UNI

Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and approved in writing by the Local Planning Authority. The scheme shall then be approved in strict accordance with the approved details.

Reason: To enable the Local Planning Authority to control foul sewerage and surface water drainage in accordance with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

11) UNI

All showers within the wheelchair units (number 5, 6, 7, and 8) shall have level access.

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

12) UNI

Notwithstanding the approved plans, prior to the commencement of development, details of the parking areas shall be submitted to and approved in writing by the Local Planning Authority. They shall include the provision of two designated disabled parking bays on the site near the main entrance. The parking areas shall be implemented in accordance with the approved details and thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: In the interest of highway safety and in accordance with policy TR1 and TR18 of the Brighton & Hove Local Plan.

13) UNI

Development shall commence until, detailed drawings, including levels, sections and constructional details of the proposed vehicle access and egress, surface water drainage, outfall disposal, have been submitted to and approved in writing by the Planning Authority and be subject to its approval. The scheme shall be implemented in strict accordance with the approved details.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and in accordance with TR1 and TR7 of the Brighton & Hove Local Plan.

14) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities 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 the private car 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 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 policies SU2 and QD27 of the Brighton & Hove Local Plan.

16) UNI

Prior to the commencement of development, details of measures to ensure that the converted element of the development achieves an "Excellent" BREEAM rating and the remainder of the development achieves Level 4 of the Code for Sustainable Homes shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

17) 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.

18) UNI

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for landscaping, which shall include permeable 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 accord with policy QD15 of the Brighton & Hove Local Plan.

19) UNI

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar

size and species, unless the Local Planning Authority 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 accord with policy QD15 of the Brighton & Hove Local Plan.

20) UNI

No development shall commence until a scale plan showing the extent of the demolition proposed and a written methodology for the demolition has been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Reason: To ensure satisfactory preservation of the existing building and to comply with policy QD14 of the Brighton & Hove Local Plan.

21) UNI

All existing external mouldings, including architraves, hood mouldings, cornices, eaves brackets and corner quoins, shall be retained unless they form part of the building to be demolished, as shown on a demolitions plan. All new mouldings shall exactly match the profile and detail of the existing mouldings.

Reason: To ensure satisfactory preservation of the existing building and to comply with policy QD14 of the Brighton & Hove Local Plan.

22) UNI

No development shall commence until 1:20 scale elevations of the entrance doors/fanlights to the existing and new buildings has been submitted to and approved in writing by the Local Planning Authority.

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

23) UNI

The existing chimney stacks shall be retained and restored in accordance with a specification of works to be submitted to and approved in writing by the Local Planning Authority.

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

24) UNI

The trees covered by a Tree Preservation Order shall all be protected to BS 5837 (2005) Trees on Development Sites during the development. A plan showing the line of protective fencing and a method statement on its construction should be submitted to and approved in writing by the Local Planning Authority prior to any development commencing and the protective fencing shall be completed prior to any demolition, use of the site for storage of materials, lifting of hard and soft surfaces within the site or other works in connection with the development which may affect the root systems of the existing trees on the site.

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

25) UNI

A Method Statement regarding the treatment of surfaces in the vicinity of tree roots of the Beech Trees at the rear of the site shall be submitted to and approved in writing by the Local Planning Authority. These trees shall be protected to BS 5837 (2005) Trees on Development Sites during the development.

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

26) UNI

No development shall take place until a written statement consisting of a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

27) UNI

Scrub clearance and demolition shall not be undertaken during the bird nesting season, from the beginning of March and the end of August.

Reason: To protect nesting birds in accordance with policy QD18 of the Brighton & Hove Local Plan.

28) UNI

No development other than foundation earth works for the three storey extension shall commence until details of the following have been submitted to and agreed by the Local Planning Authority. A bat survey carried out between May and August. The findings of the bat surveys shall be accompanied by an appropriate bat mitigation and enhancement strategy which should provide assurance that the development will comply with wildlife legislation and address the provision of adequate artificial bat roosting structures, soft landscaping and the lighting proposals for the scheme as appropriate to ensure bat habitat is conserved and enhanced on the site. The scheme shall then be implemented in accordance with the approved details.

Reason: To safeguard these protected species from the impact of the development in accordance with policy QD18 of the Brighton & Hove Local Plan.

29) UNI

No development other than foundation earth works for the three storey extension shall commence until details of the following have been submitted to and agreed by the Local Planning Authority. A Swift survey has been carried out between May and August. The findings of the surveys shall be accompanied by an appropriate mitigation and enhancement strategy. The scheme shall then be implemented in accordance with the approved details.

Reason: To safeguard these protected species from the impact of the development in accordance with policy QD18 of the Brighton & Hove Local Plan.

30) UNI

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

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

Plan Type	Reference	Version	Date Received
OS & Block Plan	0769-001	Rev. B	16th December 2008
Site Survey	0769-003	Rev. A	21st October 2008
Existing Basement & Ground Floor Plan	0769-005	Rev. A	21st October 2008
Existing First & Second Floor Plan	0769-006	Rev. A	21st October 2014
Existing Elevations - North &	0769-007	Rev. A	21st October 2008

West			
Existing Elevations - South & East	0769-008	Rev. A	21st October 2008
Proposed Site Plan	0769-009	Rev. B	16th December 2008
Ground Floor Plan	0769-10	Rev. C	27th January 2009
Proposed First, Second and Basement Floor Plan	0769-11	Rev. C	27th January 2009
Proposed Elevations - North & West	0769-12	Rev. D	16th December 2008
Proposed Elevations - South & East	0769-13	Rev. D	16th December 2008
Proposed Site Sections	0769-014	Rev. A	30th October 2008
Photomontage & Bay Study	0769-016	Rev. A	21st October 2008

BH2014/03396

Land Rear of 5-11 Cromwell Street Brighton

Demolition of existing garages and erection of 2no dwellings accessed from Cromwell Street.

Applicant: Mr Charles Meloy

Officer: Wayne Nee 292132

Approved on 12/01/15 COMMITTEE

1) UNI

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

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

2) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the proposed boundary screening on site adjacent the rear boundary of no. 5 Cromwell Street. The boundary screening shall be installed in full as approved prior to first occupation of the development and shall thereafter be retained for use at all times.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

The 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.

6) UNI

Access to the flat roofed area of the development 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.

7) 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 cartilage 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 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.

9) UNI

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

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

10) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme. The scheme shall show at least one replacement tree. The scheme shall be fully implemented before prior to the occupation of the development hereby permitted and shall thereafter be retained as such.

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

Brighton & Hove Local Plan.

11) UNI

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

A completed pre-assessment estimator will not be acceptable.

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

12) UNI

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

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

13) UNI

(i) The development hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority:

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

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

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

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.

14) UNI

No development shall take place until a scheme setting out highway works to implement an improved pedestrian site access which shall include the provision of dropped kerbs, tactile paving and a realigned kerb at the site access on Cromwell Street has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the approved highway works on Cromwell Street have been carried out in accordance with the approved scheme.

Reason: In the interests of highway safety and to comply with policies TR1, TR7 and TR8 of the Brighton and Hove Local Plan.

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	156/PA/100	A	09 October 2014
Block plan	156/PA/101	A	09 October 2014
Existing site plan	156/PA/102	A	09 October 2014
Existing site sections and elevations	156/PA/103	A	09 October 2014
Site layout plan	156/PA/200	A	09 October 2014
Proposed ground floor	156/PA/201	A	09 October 2014
Proposed first floor	156/PA/202	A	09 October 2014
Proposed elevations and section	156/PA/203	A	09 October 2014
Proposed elevation and section	156/PA/204	A	09 October 2014
Proposed elevations and section	156/PA/205	A	09 October 2014
Typical section façade	156/PA/206	A	09 October 2014
Proposed site sections	156/PA/300	A	09 October 2014
Proposed site sections	156/PA/301	A	09 October 2014
Proposed site sections	156/PA/302	A	09 October 2014
Lifetime homes	156/PA/400	A	09 October 2014
Proposed site sections	156/PA/303		09 October 2014
Swept path analysis	CRST/001/001		09 October 2014
Swept path analysis	CRST/001/002		09 October 2014
Survey drawing	13413/S1		09 October 2014

BH2014/04017

50 Belgrave Street Brighton

Erection of single storey rear extension.

Applicant: M & C Such

Officer: Tom Mannings 292322

Approved on 21/01/15 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan, Site Plan Existing and Proposed Plans and Elevations			26/11/14

BH2014/04078

245 Elm Grove Brighton

Erection of single storey rear extension with timber steps to garden.

Applicant: L Turi

Officer: Tom Mannings 292322

Approved on 21/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The 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 until a scheme for a solid screen along the eastern side of the timber decking (closest to the boundary with 247 Elm Grove) has been submitted to and approved in writing by the Local Planning Authority. The screen shall be implemented fully in accordance with the agreed details and retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Details			1/12/14
Proposed Plan			1/12/14

BH2014/04272

9 Hallett Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant: Mr Mohammed Sikdar

Officer: Luke Austin 294495

Prior approval not required on 27/01/15 DELEGATED

HOLLINGDEAN & STANMER

BH2014/00630

2 Dudley Road Brighton

Demolition of existing dwelling and erection of 7 no. three bedroom dwellings with access from Dudley Road, parking and associated landscaping. (Part retrospective).

Applicant: Griston Lahaise Cross LLP

Officer: Andrew Huntley 292321

Approved after Section 106 signed on 28/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Access to the flat roofs (units 2 - 7) at second floor level hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

No 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.

5) UNI

The vehicle parking area shown on the approved plans shall not be used

otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

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

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.

8) UNI

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

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

9) UNI

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

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

10) UNI

No development shall take place until full details and sample elevations and sections at 1:20 scale of the windows (including cills and reveals), external doors, parapets and roofing detail have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

11) UNI

No development shall take place until full details of the rainwater goods, soil and other waste pipes have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in

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

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

12) UNI

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

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

13) UNI

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

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

14) UNI

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

A completed pre-assessment estimator will not be acceptable.

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

15) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

16) UNI

Notwithstanding the submitted plans no development shall take place until full details demonstrating that the residential units would be built to Lifetime Homes standards has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the agreed details prior to the first occupation of the residential units 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.

17) UNI

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

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

18) UNI

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

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

19) UNI

The extended crossover and access shall be constructed prior to the first occupation of the development hereby permitted and in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

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 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

21) UNI

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

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

22) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	TA 773 /01	A	26.02.2014
Existing Site Plan	TA 773 /02	B	26.02.2014
Existing Floor Plans	TA 773 /03	B	26.02.2014

Existing Elevations 1	TA 773 /04	A	26.02.2014
Existing Elevations 2	TA 773 /05	A	26.02.2014
Existing Elevation / Section AA	TA 773 /06	A	26.02.2014
Existing Rear Elevation & Section DD	TA 773 /07		26.02.2014
Proposed Block Plan	TA 773 /10	E	26.09.2014
Proposed Site Plan	TA 773 /11	J	26.09.2014
Proposed Unit 1 Floor Plans	TA 773 /12	H	26.09.2014
Proposed Typical Floor Plans	TA 773 /13	H	26.09.2014
Proposed Unit 1 Elevations	TA 773 /14	E	26.09.2014
Proposed Units 2 - 7 Elevations	TA 773 /15	E	26.09.2014
Proposed Units 2 - 7 Rear Elevations	TA 773 /16	D	26.09.2014
Proposed Detail Section	TA 773 /17	D	26.09.2014
Proposed Site Sections 1	TA 773 /18	G	26.09.2014
Proposed Site Sections 2	TA 773 /19	G	26.09.2014

BH2014/02022

Land adjacent to 1 Hollingdean Lane Brighton

Application for variation of condition 2 of application BH2011/03823 (Erection of 1no two storey 2 bed house and associated works) to permit internal and external material amendments.

Applicant: Janet O'Byrne

Officer: Jonathan Puplett 292525

Approved on 28/01/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced before the 24th January 2016.

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

2) 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.

3) UNI

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

4) UNI

The glazed screen to the roof terrace hereby approved shall be obscure glazed and thereafter shall 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.

5) UNI

The east facing side windows of the dwelling hereby permitted shall be obscure glazed and non-opening and thereafter shall 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.

6) UNI

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

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

7) UNI

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

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

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 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.

10) UNI

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

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no 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 4 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 4 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

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.

13) UNI

No development shall commence until details of the construction of the green / brown roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timescale for implementation, cross section, construction method statement and the seed/planting mix. The scheme shall then be carried out in accordance with the approved details and maintained as such thereafter.

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

14) UNI

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

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

15) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

16) UNI

The roof terrace areas hereby approved shall not be brought into use until the screening around the terrace areas has been erected in accordance with the

approved plans and the requirements of Condition 4. The screening shall be retained as such thereafter.

Reason: To protect the privacy of residents of neighbouring properties and to comply with policy QD27 of the Brighton and Hove Local Plan.

17) UNI

The dwelling hereby approved shall not be occupied until the approved boundary screening between the garden of the new dwelling and the garden of the existing dwelling has been erected in accordance with the approved plans. The boundary screening shall be retained as such thereafter.

Reason: To protect the privacy of residents of neighbouring properties and to comply with policy QD27 of the Brighton and Hove Local Plan.

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the dwelling 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.

19) UNI

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

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

20) UNI

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

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

21) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION AND SITE PLAN	P01		19/06/2014
EXISTING ELEVATION	P03	A	19/06/2014
EXISTING SECTION	P04	A	19/06/2014
EXISTING STREET SCENE	P05	A	19/06/2014
PROPOSED ROOF PLAN	P10	E	19/06/2014
PROPOSED FLOOR PLAN	P11	F	19/06/2014
PROPOSED FLOOR PLAN	P12	E	19/06/2014
PROPOSED ELEVATION	P13	E	19/06/2014
PROPOSED SECTION	P14	C	19/06/2014
PROPOSED ELEVATION /	P15	D	19/06/2014

SECTION			
PROPOSED ELEVATION / SECTION	P16	E	19/06/2014
PROPOSED ELEVATION / SECTION	P17	D	19/06/2014
PROPOSED STREET SCENE	P18	D	19/06/2014

BH2014/02936

19 Hollingbury Place Brighton

Erection of single storey rear extension.

Applicant: Sue Bird

Officer: Tom Mannings 292322

Approved on 13/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			01/09/14
Proposed Extension	SB01	A	18/09/14

BH2014/03600

71 Stanmer Villas Brighton

Erection of extension at lower ground floor level.

Applicant: Invest Save

Officer: Allison Palmer 290493

Approved on 23/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing location & block plan & LGF & GF plan	1208-PA-001		24/10/2014
Existing FF & roof plan	1208-PA-002		24/10/2014
Existing elevations	1208-PA-003		24/10/2014
Existing section	1208-PA-004		24/10/2014
Proposed location & block plan & LGF & GF plan	1208-PA-010	B	15/01/2015
Proposed FF & roof plan	1208-PA-011	B	15/01/2015
Proposed elevations	1208-PA-012	B	15/01/2015
Proposed section	1208-PA-013	B	15/01/2015

BH2014/03981

Hollingdean Childrens Centre Brentwood Road Brighton

Application for variation of condition 3 of application BH2014/02362 (Installation of replacement fence to external play area and new gates) to allow the works to commence from December.

Applicant: Brighton & Hove City Council

Officer: Sue Dubberley 293817

Approved on 22/01/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 13/10/2017.

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

2) UNI

As far as is practicable, the fence should be erected from outside the current perimeter fence in order to protect the existing planting. The pits for posts should be dug by hand, i.e. there shall be no trenching by digger, in order for any established roots in the vicinity to thrive post-development.

Reason: To protect the roots of the trees and native hedge planting which are in the vicinity of the proposed development in the interest of the visual amenities of the area and to comply with policy QD16 of the Brighton & Hove Local Plan.

3) UNI

No equipment shall be stored outside the development areas. If protected species are encountered during works, work shall cease and advice be sought from a suitably qualified and experienced ecologist.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	001		04/12/2014

Existing block plan	002		15/07/2014
Proposed block plan	003		15/07/2014
Existing floor layouts	300		15/07/2014
Existing and proposed West and South elevations	300		15/07/2014
Existing and proposed North elevation	300		15/07/2014

BH2014/04023

6 Woodview Close Brighton

Erection of two storey side and rear extension.

Applicant: Mr & Mrs Mills

Officer: Wayne Nee 292132

Refused on 27/01/15 DELEGATED

1) UNI

The proposed extension by reason of its form, design, and proximity to the boundary would lead to the dwelling appearing overextended and of an unusual form and would result in the development having an adverse visual impact on the appearance and character of the existing property which would be obtrusive and highly visible in the street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

BH2014/04104

18 Wigmore Close Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.95m.

Applicant: Mrs Sazna Begum

Officer: Robert Hermitage 290480

Prior Approval is required and is refused on 16/01/15 DELEGATED

BH2014/04193

26 Waverley Crescent Brighton

Erection of single storey extension, creation of raised terrace with storage below and alterations to garage to rear.

Applicant: Mr Stuart Nevill

Officer: Tom Mannings 292322

Refused on 26/01/15 DELEGATED

1) UNI

The siting, length and bulk of the extension would cause a loss of light and outlook to the adjoining property 28 Waverley Crescent and would have an enclosing and overbearing impact when viewed from this property. As such the proposal is harmful to the residential amenity of this property and would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 'Extensions and Alterations'.

2) UNI2

The proposed raised terrace, by reason if its siting adjacent to the shared boundary with 28 Waverley Crescent and its height above ground level, would result in overlooking to the garden of 28 Waverley Crescent and would cause a loss of privacy which is harmful to their residential amenity. The incorporation of a privacy screen on the boundary would increase the bulk and height of the

development on the boundary and would exacerbate the adverse impacts described in reason for refusal 1. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 'Extensions and Alterations'.

BH2014/04194

26 Waverley Crescent Brighton

Certificate of lawfulness for proposed loft conversion incorporating side dormer and rear window and erection of single storey front extension.

Applicant: Mr Stuart Nevill

Officer: Tom Mannings 292322

Split Decision on 21/01/15 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2014/03523

73 Newick Road Brighton

Erection of two storey rear extension.

Applicant: Ms Ria Barney

Officer: Chris Swain 292178

Refused on 14/01/15 DELEGATED

1) UNI

The proposed rear extension, by reason of scale, siting and design, would result in an overly dominant, bulky and visually inappropriate addition which would detract from the appearance and character of the building and the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

2) UNI2

The proposal, by reason of its height, scale, design and close proximity to the shared boundary would result in a detrimental overbearing and visually dominant impact to the adjoining properties, No.71 and No.75 Newick Road and in addition, an unacceptable loss of light and outlook to No.75, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/03607

10 Canfield Road Brighton

Demolition of existing garages and erection of three storey three bedroom dwelling.

Applicant: Home & Coastal Developments Ltd

Officer: Wayne Nee 292132

Refused on 16/01/15 DELEGATED

1) UNI

The proposed development, by reason of its siting, scale, design and detailing, would appear a cramped, unsympathetic and unduly dominant addition to the street scene and would harm the established character and appearance of the area. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood and is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The development, by virtue of its scale, mass, bulk and siting in close proximity to

shared boundaries, would appear overbearing, causing significant harm to amenity for occupants of no. 10 Canfield Road. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/03626

28 Coombe Terrace Brighton

Change of use from complementary treatment clinic (D1) to 1no one bed flat and 1no two bed flat including alterations to fenestration, cycle storage to rear and shared refuse and recycling provision to front.

Applicant: Jemma Sawyer & Katie Boaks

Officer: Sonia Gillam 292265

Approved on 20/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

4) UNI

The hereby approved external alterations to the ground floor frontage, as indicated on the approved drawings, shall be completed prior to the first occupation of the ground floor residential unit.

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

5) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 24 October 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

6) UNI

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

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

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing ground floor plan	01		24/10/2014
Existing first floor plan	02		24/10/2014
Existing elevations	03		24/10/2014
Site location plan and block plan	04		24/10/2014
Proposed first floor plan	12		24/10/2014
Proposed ground floor plan	15	A	15/12/2014
Proposed elevations	16	A	15/12/2014

8) UNI

No development shall commence until full details of means of alternative ventilations to the hereby approved residential units has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of the property and to comply with policy QD27 of the Brighton & Hove Local Plan and to safeguard the appearance and historic fabric of the building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/03671

4 Coombe Terrace Brighton

Installation of new shop front to provide separate access to first floor flat. (Retrospective)

Applicant: Mr D Choudhury

Officer: Chris Swain 292178

Refused on 21/01/15 DELEGATED

1) UNI

The installed shop front, by reason of the design, proportions and the positioning of the additional door results in an unsympathetic alteration that detracts significantly from the appearance and character of the existing building, the Coombe Terrace street scene and the surrounding area. As such the proposal is contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

QUEEN'S PARK

BH2014/02712

Flat 2 6 Royal Crescent Brighton

Replacement of existing window and door with glazed timber sash and casement windows and door to rear elevation at ground floor level.

Applicant: Dr Kate Lankester

Officer: Chris Swain 292178

Approved on 26/01/15 DELEGATED

1) BH01.05

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

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

BH2014/02888

Ground Floor St James House High Street Brighton

Conversion of ground floor vacant kitchen (B1) and communal spaces to form 3no self contained flats incorporating formation of bicycle store.

Applicant: Brighton and Hove City Council

Officer: Wayne Nee 292132

Approved on 12/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

4) UNI

Unless otherwise agreed in writing, no development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

5) UNI

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

Reason: To ensure that the development is sustainable and makes efficient use

of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and site plan	0311.EXG.001	B	03 September 2014
Existing sections and elevations	0311.EXG.002		28 August 2014
Existing plans and elevations	0311.EXG.003		28 August 2014
Proposed plan	0311.PL.001	C	03 September 2014
Proposed sections and elevations	0311.PL.002		28 August 2014
Proposed plan sections and elevations	0311.PL.003		28 August 2014

7) UNI

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate independent (or otherwise resilient) wall linings to the transformer enclosure on the residential side. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

BH2014/03019

14 Camelford Street Brighton

Replacement of existing UPVC dormer window with timber window to front elevation.

Applicant: Claire Winchester

Officer: Robert Hermitage 290480

Approved on 26/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The new window shall be painted softwood and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	8th September 2014
Existing Dormer Window Elevation	-	-	22nd January 2015
Proposed Dormer Window Elevation	-	-	22nd January 2015
Existing Second Floor Plan	-	-	8th September 2014
Proposed Second Floor Plan	-	-	8th September 2014

BH2014/03020

14 Camelford Street Brighton

Internal and external alterations including replacement of existing UPVC dormer window with timber window, alterations to layout, fire precaution works and damp proofing works to basement.

Applicant: Miss Claire Winchester

Officer: Wayne Nee 292132

Approved on 27/01/15 DELEGATED

1) BH01.05

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

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

2) UNI

The proposed damp proofing works hereby approved shall be implemented in strict accordance with the product details submitted on 15 December 2014.

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

3) UNI

The proposed window hereby approved shall be painted softwood and shall be retained as such thereafter.

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

BH2014/03256

Warwick Mount Montague Street Brighton

Replacement of balcony handrails and of all windows and door with UPVC double glazed units. Installation of insulated rendering to all elevations, new coverings to roof and entrance foyer, new rooflight to foyer roof and alterations including repair and remedial works.

Applicant: Brighton & Hove City Council

Officer: Chris Swain 292178

Approved on 23/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby permitted insulated render panelling shall be Alsecco ALSACC52 - 1215 (light cream) as specified within the Planning Statement dated 26 September 2014 and the render sample received on 12 December 2014.

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

3) UNI

No cables, wires, aerials, pipework, meter boxes or flues, except those as existing, shall be fixed to the elevations of the building.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	1264/OS		26 September 2014
Existing elevations and roof plan	1264/01		26 September 2014
Existing elevations and roof plan	1264/02		26 September 2014
Proposed elevations and roof plan	1264/03	A	15 December 2014
Proposed elevations and roof plan	1264/04	A	15 December 2014
Window details	No.001	A	27 November 2014

BH2014/03261

88a Queens Park Road Brighton

Erection of single storey rear extension.

Applicant: Ms Harriet Eaton

Officer: Lorenzo Pandolfi 292337

Approved on 26/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed single storey rear extension	001d		17/11/2014

BH2014/03379

Flat 1 10 Dorset Gardens Brighton

Erection of single storey rear extension incorporating revised fenestration.

Applicant: Mr Joe Hague

Officer: Robert Hermitage 290480

Refused on 16/01/15 DELEGATED

1) UNI

The extension, by reason of the roof form and ridge height, would introduce a discordant feature which would fail to relate to the existing building and would introduce a sense of bulk to rear ground floor level which is not currently present. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/03430

12a Richmond Parade Brighton

Application for Approval of Details Reserved by Conditions 8, 9, 10 and 12 of application BH2014/00864.

Applicant: Mr E Derby

Officer: Sonia Gillam 292265

Split Decision on 20/01/15 DELEGATED

1) UNI

The details pursuant to conditions 9, 10 and 12 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 8 for the reason set out below.

1. Full details and samples of the materials to be used in the construction of the external surfaces of the development have not been received. Notwithstanding this it is considered that the samples that have been submitted are not of sufficient quality and/or durability to ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan. It is not therefore possible to approve details in respect of condition 8.

BH2014/03575

103 Marine Parade Brighton

Internal alterations to layout at ground and first floor levels. (Part retrospective).

Applicant: Ms Sam Duncan

Officer: Chris Swain 292178

Approved on 22/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

All new internal partitions shall be scribed around all existing features including any skirting boards, dado rails, picture rails and cornices, and the existing

features shall not be cut into or damaged. Any new skirting boards and cornices shall be run around the new partitions to match exactly the originals in each respective part of the building.

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

3) UNI

All new and replacement rainwater goods, soil and other waste pipes and external vents shall be in cast iron and shall be painted to match the existing rear elevation and retained as such thereafter.

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

BH2014/03625

23 Cuthbert Road Brighton

Installation of rooflights to front and rear.

Applicant: Mrs J Richards

Officer: Robert Hermitage 290480

Approved on 16/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	-	-	27th October 2014
Existing Plans and Elevations	INT831/B	-	4th November 2014
Proposed Plans and Elevations	INT831	-	12th January 2014

BH2014/03647

29 Egremont Place Brighton

Conversion of existing dwelling into 2 no self contained flats and associated works.

Applicant: Mr S Simmonds

Officer: Adrian Smith 290478

Approved on 13/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The 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 not be occupied until the sustainability measures detailed within the Design and Access statement received on the 18 November 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

4) UNI

The replacement windows hereby approved at rear second floor level shall be painted timber vertical sliding sashes with no trickle vents to match the original sash windows to the building. The windows shall have concealed sash boxes recessed within the reveals and be set back from the outer face of the building to match the original sash windows to the building. The windows shall be retained as such thereafter.

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

5) UNI

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

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and existing floor plans	215EP29/01	-	29/10/2014
Existing loft plan and rear elevation	215EP29/02	-	29/10/2014
Block plan and existing side elevations	215EP29/03	-	29/10/2014
Proposed floor plans	215EP29/04	-	29/10/2014
Proposed loft plan and elevations	215EP29/05	-	29/10/2014

7) UNI

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

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

BH2014/03683

18B Freshfield Street Brighton

Replacement of rear/side windows with UPVC double glazed windows.

Applicant: Mr Nicholas Flach
Officer: Tom Mannings 292322
Approved on 22/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			18/12/14
Window Drawings (1 Page)			03/11/14
Product Specification (14 Pages)			03/11/14
5 x Photos			03/11/14

BH2014/03698

136 Freshfield Road Brighton

Change of use from public house (A4) to 1 no. four bedroom dwelling and erection of 3 no. three bedroom dwellings (C3).

Applicant: Godfrey Investments Ltd
Officer: Adrian Smith 290478

Refused on 19/01/15 DELEGATED

1) UNI

Insufficient information has been submitted with the application to demonstrate that the site is not suitable for retention for its existing use or for alternative community uses, contrary to policy HO20 of the Brighton and Hove Local Plan.

2) UNI2

The proposed development, by virtue of its overall design and fenestration, represents a pastiche that fails to appropriately complement the appearance of the public house or surrounding street scene. The proposal therefore represents an inappropriate design standard that would fail to contribute positively to the appearance of the site and street scene, and to the setting of the Queens Park Conservation Area opposite, contrary to policies QD1, QD2 & HE6 of the Brighton and Hove Local Plan.

3) UNI3

The proposed development, by virtue of its scale on higher ground level, its proximity to the rear gardens to 1 & 3 Cuthbert Road, and the number of windows proposed in the rear elevations, would result in a loss of privacy and an enclosing and oppressive impact on the amenities of occupants of these properties contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2014/03707

19 Cuthbert Road Brighton

Erection of single storey rear infill extension.

Applicant: Mr Peter Davies
Officer: Robert Hermitage 290480

Approved on 14/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	dav10/14/3	C	6th January 2015
Block Plan	dav10/14/3	C	6th January 2015
Existing Plans and Elevations	dav10/14/3	C	6th January 2015
Proposed Plans and Elevations	dav10/14/3	C	6th January 2015

BH2014/03743

Brighton College Eastern Road Brighton

Alterations to south, part west and part east boundaries with erection of walls, gates railings and brick piers to replace existing and a new gate with associated landscaping.

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 20/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The railings and new service yard gate shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	516.D.00		06.11.2014
Block Plan	516.D.01		06.11.2014
Landscape Masterplan	516.D.02	A	06.11.2014
Proposed Railing Elevation	516.D.03	A	06.11.2014
Zone A - Typical Detail	516.D.04	A	13.11.2014
Zone B - Typical Detail 01	516.D.05	A	13.11.2014
Zone B - Typical Detail 02	516.D.06	A	13.11.2014
Zone B - Gate Details	516.D.07	A	13.11.2014
Zone C - Typical Detail 01	516.D.08	A	13.11.2014
Zone C - Typical Detail 02	516.D.09	A	13.11.2014
Zone D - Typical Detail	516.D.10	A	13.11.2014
Zone D - Gate Details	516.D.11	A	13.11.2014
Proposed Railing Detail	516.D.12	A	13.11.2014
Trees to be Removed	516.D.13	A	06.11.2014
Outline Planting Strategy	516.D.14	A	06.11.2014
Existing Boundary Full Elevation	516.D.15		14.11.2014
Existing Site	516.D.16		14.11.2014

4) UNI

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

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

5) UNI

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

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

6) UNI

No works shall take place until full details of the proposed finials including 1:1 section and 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the approved plans, the surviving historic double gates to Eastern Road shall be retained and repaired and no works shall take place until a method statement for the works of repair to the gates has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

Reason: The loss of the historic gates would be harmful to the listed buildings and as insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/03744

Brighton College Eastern Road Brighton

Alterations to south, part west and part east boundaries with erection of walls, gates, railings and brick piers to replace existing and a new gate with associated landscaping.

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 20/01/15 DELEGATED

1) BH01.05

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

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

2) UNI

The railings and new service yard gate shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

Notwithstanding the approved plans, the surviving historic double gates to Eastern Road shall be retained and repaired and no works shall take place until a method statement for the works of repair to the gates has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

Reason: The loss of the historic gates would be harmful to the listed buildings and as insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

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

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

BH2014/03927

46 Queens Park Rise Brighton

Erection of single storey side extension.

Applicant: Mark Fisher

Officer: Tom Mannings 292322

Approved on 21/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			20/11/14
Proposed Extension, Block Plan, Plan & Elevations	1410 01		4/12/14
Existing Block Plan, Plan & Elevations	1410 02		4/12/14

BH2014/04039

5 Madeira Place Brighton

Replacement of windows with timber framed windows to front elevation.

Applicant: Pinnacle Real Estate LLP

Officer: Tom Mannings 292322

Approved on 23/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The windows hereby approved shall be single glazed painted timber casement and shall match the glazing pattern of the original casement windows to the building, and the windows shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			11/12/14
Window Specification Sheet			28/11/14
Technical Details (2 Pages)			11/12/14

ROTTINGDEAN COASTAL

BH2014/02950

5B, 5C, 5E Lewes Crescent & 5 Rock Grove Brighton

External alterations to elevation fronting Rock Grove including removal of existing fire escape, replacement of existing railings and gate with new boundary wall incorporating iron gates and railings, and installation of new windows and door to porch.

Applicant: 5 Lewes Crescent Management Co Ltd

Officer: Wayne Nee 292132

Refused on 16/01/15 DELEGATED

1) UNI

The proposed boundary wall and railings, by virtue of their design, detailing and the associated loss of historic fabric, would be an unsympathetic addition which would have a significantly harmful impact on the architectural and historic character and appearance of the Grade I Listed Building, the wider street scene and Kemp Town Conservation Area. The proposal is therefore contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding inaccuracies on the existing plans, the rear porch structure, by virtue of its design and detailing, would detract from the architectural appearance and historic character of the Grade I Listed Building, the wider street scene and Kemp Town Conservation Area. The proposal is therefore contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/02951

5B, 5C, 5E Lewes Crescent & 5 Rock Grove Brighton

External alterations to elevation fronting Rock Grove including removal of existing fire escape, replacement of existing railings and gate with new boundary wall incorporating iron gates and railings, and installation of new windows and door to porch.

Applicant: 5 Lewes Crescent Management Co Ltd

Officer: Wayne Nee 292132

Refused on 16/01/15 DELEGATED

1) UNI

The proposed boundary wall and railings, by virtue of their design, detailing and the associated loss of historic fabric, would be an unsympathetic addition which would have a significantly harmful impact on the architectural and historic character and appearance of the Grade I Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding inaccuracies on the existing plans, the rear porch structure, by virtue of its design and detailing, would detract from the architectural appearance and historic character of the Grade I Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan

BH2014/03173

6 Cliff Road Brighton

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2012/00890

Applicant: Mr Mohammad Jafari

Officer: Sue Dubberley 293817

Approved on 15/01/15 DELEGATED

BH2014/03376

13 Tremola Avenue Saltdean Brighton

Roof alterations including hip to gable roof extension, creation of 2no dormers to front and 2no dormers and insertion of rooflight to rear. Creation of terrace to ground floor front, creation of pitched roof to existing single storey rear extension, revised fenestration and other associated works.

Applicant: Mr Stanley Medcalfe

Officer: Joanne Doyle 292198

Approved on 12/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority the applicant shall reinstate the redundant vehicle crossover to the northern frontage of the site back to a footway, by raising the existing kerb and footway, within 3 months of the new crossover to the south of the frontage being formed.

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

3) UNI

The reinstated front boundary wall, to the northern section of the frontage, shall match in height and material the immediately abutting wall to the frontage of the application site.

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

4) UNI

The two upper floor windows proposed to the south side elevation of the property hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	P/01		07 Oct 2014
Block Plan	P/02	A	07 Oct 2014
Frontage Plan	P/03		07 Oct 2014
Existing Elevations	P/04		07 Oct 2014
Existing and Proposed Roof	P/05	A	07 Oct 2014

Plan			
Existing Floor Plan	P/06	B	07 Oct 2014
Proposed Ground Floor Plan	P/07	C	07 Oct 2014
Proposed First Floor Plan	P/08	E	07 Oct 2014
Proposed Elevations	P/09	F	07 Oct 2014
Existing and Proposed Sections	P/10	B	07 Oct 2014

6) UNI

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

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

BH2014/03609

44 Cranleigh Avenue Rottingdean Brighton

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

Applicant: Mr T Monk

Officer: Kathryn Boggiano 292138

Approved on 16/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The first floor dormer windows in the southern facing elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			27/10/2014
Block Plan			27/10/2014
Proposed Extensions and Loft Conversions	10316-13	C	17/11/2014

BH2014/03711

White Horse Hotel High Street Rottingdean Brighton

Conversion of existing function room, bar and toilets to create 6no additional guest rooms. Partial removal of brick wall, alterations to paved area and associated alterations to north elevation. Erection of structure within existing canopy to create BBQ area to south east elevation.

Applicant: Greene King Pub Company

Officer: Wayne Nee 292132

Approved on 28/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The 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 canopy roller shutter hereby approved shall match in colour to that of the external walls of the existing building.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	n/a		04 November 2014
Existing external canopy	2623.12.00		04 November 2014
Existing site plan	2623.04.01		04 November 2014
Proposed site plan	2623.06.00		04 November 2014
Existing external canopy	2623.13.00		04 November 2014

5) UNI

The painted render of the canopy blockwork walls hereby approved shall match in colour and texture to that of the existing building.

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

BH2014/03735

68 Saltdean Vale Saltdean Brighton

Erection of a single storey side extension and alterations including hip to gable roof extension to rear, front and side dormers and side rooflights.

Applicant: Edward Start

Officer: Christopher Wright 292097

Approved on 28/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The rooflights to the north facing (side) roof slope of the development hereby permitted shall not be glazed otherwise than with obscured glass and shall 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 dormer window on the south facing elevation of the roof of the development hereby permitted shall be obscure glazed and, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The window shall thereafter be permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			4 Nov 2014
Block Plan			4 Nov 2014
Proposed Ground Floor Extension, Alterations and Conversion	MCA/SV/001	Rev J	20 Jan 2015

5) UNI

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

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

BH2014/03751

Down House The Green Rottingdean Brighton

Demolition and reconstruction of pillar and part of flint wall.

Applicant: Donna MacPherson

Officer: Robert Hermitage 290480

Approved on 16/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
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Site Plan	-	-	6th 2014	November
Block Plan	-	-	6th 2014	November
Existing and Proposed Plans and Elevations	-	-	19th 2014	November
Photograph Depicting Extent of Work	-	-	6th 2014	November
Photograph Depicting Existing Wall	-	-	6th 2014	November

3) UNI

All new flintwork and works of making good of the flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture, lime content and style of the original brick pointing.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Arboricultural Method Statement has been submitted regarding protection of the tree along with construction of the wall in the vicinity of its rootplate.

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

5) UNI

The flint cobbles, coping, bricks and lime mortar should be retained and re-used where possible. Where new materials are required, a sample should be provided before reconstruction commences.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

BH2014/03752

Down House The Green Rottingdean Brighton

Demolition and reconstruction of pillar and part of flint wall.

Applicant: Donna MacPherson

Officer: Robert Hermitage 290480

Approved on 16/01/15 DELEGATED

1) BH01.05

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

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

2) UNI

No development shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

All new flintwork and works of making good of the flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture, lime content and style of the original brick pointing.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The flint cobbles, coping, bricks and lime mortar should be retained and re-used where possible. Where new materials are required, a sample should be provided before reconstruction commences.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

BH2014/03827

23 Bazehill Road Rottingdean Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Mike Sexton

Officer: Tom Mannings 292322

Approved on 19/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	BR1		12/11/14
Block Plan	BR2		12/11/14
Plan and Elevations	BR3	B	12/11/14
Proposed Section BB	BR4	A	12/11/14
Elevations	BR6		12/11/14
Existing Plan and Elevations	BR8		12/11/14

BH2014/03867

14 The Rotyngs Rottingdean Brighton

Conversion of existing garage into habitable living space with replacement of existing garage door with windows.

Applicant: Miss Hayes

Officer: Paul Earp 292454

Approved on 23/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			18 November 2014
Block Plan			18 November 2014
Existing ground floor layout and elevations	Page 1		18 November 2014
Proposed ground floor layout and section	Page 2		18 November 2014
Proposed elevation	Page 3		18 November 2014

BH2014/03911

26 The Cliff Brighton

Roof alterations incorporating extensions with glazed gable end to rear and to link parts of roof, solar panel relocated from rear to side and rooflights to side and flat roof.

Applicant: Mr & Mrs M Browne

Officer: Mark Thomas 292336

Approved on 16/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	E01	-	20th November

			2014	
Existing first floor plan	E02	-	20th 2014	November
Existing elevations	E04	-	20th 2014	November
Existing sections	E05	-	20th 2014	November
Existing roof plan	E07	-	20th 2014	November
Proposed first floor plan	PL02	-	20th 2014	November
Proposed roof plan	PL03	-	20th 2014	November
Proposed elevations	PL04	-	20th 2014	November
Proposed section and side elevation	PL05	-	20th 2014	November

BH2014/03924

4 New Barn Road Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 3, 5 and 6 of application BH2014/00881

Applicant: Mr Marios Kakos

Officer: Andrew Huntley 292321

Split Decision on 27/01/15 DELEGATED

1) UNI

APPROVE the details pursuant to condition 5 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 3 and 6 are NOT APPROVED for the reason(s) set out below.

1. Condition 3 is not discharged as the proposed materials are of a poor match in relation to the existing brickwork and would harm the character and appearance of the host building and wider area. Therefore, the materials submitted are unacceptable and contrary to Local Plan Policy QD14.

2. Condition 6 is not discharged as no details as to the proposed nature of the cycle parking stands have been provided. Therefore, the proposal is contrary to Local Plan Policy TR14.

BH2014/03969

16 Tumulus Road Saltdean Brighton

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

Applicant: Mr & Mrs Malyan

Officer: Astrid Fisher 292337

Approved on 26/01/15 DELEGATED

BH2014/03992

1 & 3 The Cliff Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2011/03634

Applicant: Sussex Transformations Ltd

Officer: Andrew Huntley 292321
Approved on 22/01/15 DELEGATED

BH2014/04024

Flat 7 15 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr & Mrs Sattin

Officer: Allison Palmer 290493

Approved on 28/01/15 DELEGATED

1) BH01.05

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

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

2) UNI

No pipework, ventilation grills or flues shall be fixed to or penetrate any external elevation, without the prior consent in writing of the Local Planning Authority.

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

3) UNI

The pipework/services/ventilation should not mark or penetrate through any joists.

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

4) UNI

The size of the new opening hereby approved between the hall and passageway to the bedroom shall be the same size as the dimensions of the existing doorways present in the hallway of the flat. The opening shall have a surrounding architrave which shall match in size and profile to those existing architraves which are present in the hallway of the flat.

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

5) UNI

The profile of the moldings of the architraves and the profiles of the door panels of the two new timber doors to the bedroom (that to the en-suite and that forming the entrance to the bedroom) hereby approved, shall match those of the existing doors present in the hallway of the flat. The two new doors shall be of timber construction.

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

BH2014/04153

1 & 3 The Cliff Brighton

Application for approval of details reserved by conditions 14 and 16 of application BH2011/03634.

Applicant: Sussex Transformations Ltd

Officer: Andrew Huntley 292321

Approved on 22/01/15 DELEGATED

BH2014/04253

132 Longhill Road Brighton

Demolition of 132 Lonhill Road

Applicant: Mr Alan Walder

Officer: Andrew Huntley 292321
Prior approval not required on 19/01/15 DELEGATED

BH2014/04256

28 Nevill Road Rottingdean Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Ms Louise Ramsay

Officer: Liz Arnold 291709

Approved on 20/01/15 DELEGATED

BH2014/04269

1 Tumulus Road Saltdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormer to north elevation and rooflights to south elevation with alterations to fenestration. Conversion of one garage into utility room with associated alterations.

Applicant: Mrs Thomas

Officer: Tom Mannings 292322

Approved on 21/01/15 DELEGATED

BH2014/04270

1 Tumulus Road Saltdean Brighton

Extension to existing terrace with glazed balustrade.

Applicant: Mrs Thomas

Officer: Tom Mannings 292322

Approved on 22/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	1509/1773		18/12/14
Proposed Extension to Front Facing Terrace	1509/1844		18/12/14

BH2014/04301

1 & 3 The Cliff Brighton

Application for Approval of Details Reserved by Conditions 8 and 11 of application BH2011/03634.

Applicant: Sussex Transformations Ltd

Officer: Andrew Huntley 292321

Approved on 22/01/15 DELEGATED

WOODINGDEAN

BH2014/03230

Toby Inn 104 Cowley Drive Brighton

Extensions and alterations to existing building including rooms in roof to facilitate

change of use from public house (A4) to short term lets (Sui Generis) comprising of 16no self contained rooms and 2no self contained studios.

Applicant: Tim Martin Interiors Limited

Officer: Wayne Nee 292132

Refused on 22/01/15 DELEGATED

1) UNI

The local planning authority is not satisfied that the applicant has demonstrated an exception to policy HO20 where the priority use identified in policy is for residential and mixed use schemes. This application does not fall within the preferred criteria. This application is therefore contrary to policy HO20 of the Brighton & Hove Local Plan 2005 and CP1 of the Brighton & Hove City Plan (submission document).

BH2014/03638

404 Falmer Road Brighton

Erection of a single storey detached out building in rear garden.

Applicant: Miss Yi Chieh Chi

Officer: Robert Hermitage 290480

Refused on 28/01/15 DELEGATED

1) UNI

The proposed outbuilding by virtue of its size, siting and design would result in an incongruous appearance and would harm the character and appearance of the property. The proposal is therefore considered contrary to Policy QD14 of the Brighton and Hove Local Plan and the guidance provided by Supplementary Planning Document 12 (SPD12: Design Guide for Extensions and Alterations).

BH2014/03819

26 Batemans Road Brighton

Erection of single storey side extension and creation of parking space to front garden area.

Applicant: David Elliott

Officer: Joanne Doyle 292198

Approved on 15/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Block Plan Existing & Proposed Floor	1362014/01		12 Nov 2014

Plans Elevations & Sections			
Existing Ground Floor Plan Existing & Proposed Ground Side Elevations- Parking Space	1362014/03		20 Nov 2014

BH2014/03857

2 Connell Drive Brighton

Erection of single storey side extension.

Applicant: Craig Wells

Officer: Joanne Doyle 292198

Approved on 09/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Location Plan			14 Nov 2014
Proposed Site Location Plan			14 Nov 2014
Existing Block Plan			14 Nov 2014
Proposed Block Plan			14 Nov 2014
Existing Floor Plan Roof Plan & Elevations	C764		14 Nov 2014
Proposed Floor Plan Roof Plan & Elevations	C764 A		14 Nov 2014

BRUNSWICK AND ADELAIDE

BH2014/00233

32 Brunswick Terrace Hove

Internal fire precaution works including emergency lighting, call points and heat and smoke detectors.

Applicant: Corkwood Services Ltd

Officer: Christopher Wright 292097

Refused on 19/01/15 DELEGATED

1) UNI

Notwithstanding the drawings submitted, insufficient information has been provided in respect of the exact siting and position of the works for a full evaluation of the impact of the works on the character and special interest of the Listed Building interior to be undertaken. As such the proposal is contrary to

policy HE1 of the Brighton & Hove Local Plan.

BH2014/03390

1 Brunswick Road Hove

Change of use from office (B1) to 1no one bedroom flat (C3) at ground floor level.

Applicant: Ridgewood Estates Limited

Officer: Andrew Huntley 292321

Approved on 13/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until full details of means of ventilation of the residential unit has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of the property and to comply with policy QD27 of the Brighton & Hove Local Plan and to safeguard the appearance and historic fabric of the building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	028(P)001	(A)	08.10.2014
Block Plan	028(P)002		08.10.2014
Existing Plan	028(P)003		08.10.2014
Proposed Plan	028(P)020		08.10.2014
Proposed Doors	028(P)021		08.10.2014
Existing Elevations	028(P)200		08.10.2014

BH2014/03417

27 Palmeira Avenue Hove

Demolition of existing building and erection of new residential building containing 4no one and two bed maisonettes and 4no one and two bed flats with associated landscaping and cycle storage.

Applicant: Mr & Mrs M Smith

Officer: Jason Hawkes 292153

Refused on 14/01/15 DELEGATED

1) UNI

The development, by virtue of its scale, bulk, footprint and design to the rear of the building and site, would represent an overly dominant addition that would relate poorly to adjacent properties and would fail to respect the local context. The development would fail to emphasise and enhance the positive qualities of the local neighbourhood and is contrary to policies QD1, QD2 and HO4 of the Brighton and Hove Local Plan.

2) UNI2

The development, by virtue of its scale in close proximity to the boundaries of the 29 Palmeira Avenue and 30 & 31 Salisbury Road, would result in an increased sense of enclosure and a loss of outlook for occupants of these properties. The rear ground floor windows would also result in harmful overlooking for occupants of 31 Salisbury Road. The proposal would result in significant harm to neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The development, by reason of the small and enclosed outdoor amenity areas and the internal layout, which would fail to incorporate Lifetime Homes standards in the design, would fail to meet the needs of future occupants and would be detrimental to their living conditions. The proposal is therefore contrary to policies HO5 and HO13 of the Brighton & Hove Local Plan.

BH2014/03613

91 Lansdowne Place Hove

Application for Approval of Details Reserved by Condition 2 of application BH2014/02764.

Applicant: Swan Lane Estates Ltd

Officer: Wayne Nee 292132

Approved on 28/01/15 DELEGATED

BH2014/03634

Flats 5 & 6 22 Palmeira Square Hove

Internal alterations to layout of 2no flats to create 1 flat. Replacement of existing timber windows with timber sash and casement windows to rear elevation.

Applicant: Mr F Inglis

Officer: Christopher Wright 292097

Approved on 14/01/15 DELEGATED

1) BH01.05

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

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

2) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

3) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/03635

Flats 5 & 6 22 Palmeira Square Hove

Replacement of existing timber windows with timber sash and casement windows to rear elevation.

Applicant: Mr F Inglis

Officer: Christopher Wright 292097

Approved on 14/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			28 Oct 2014
Block Plan			28 Oct 2014
Floor Plans Survey	14-005-101-E		28 Oct 2014
Floor Plans (Proposed)	14-005-301-H		16 Dec 2014
Box Sash - Section	14-005-304-A		28 Oct 2014

BH2014/03667

Flat 11 Hannah House 12-13 Brunswick Terrace Hove

Internal alterations to layout of flat. (Retrospective)

Applicant: Mr Bradley Gaines

Officer: Tom Mannings 292322

Approved on 14/01/15 DELEGATED

BH2014/03706

Flat 6 29 Brunswick Square Hove

Conversion of existing flat into 1no one bedroom and 1no two bedroom flats (C3).

Applicant: Mr Alexander Hole

Officer: Andrew Huntley 292321

Refused on 12/01/15 DELEGATED

1) UNI

The proposal would result in the loss of an existing family sized small unit of

residential accommodation from the City's housing stock. The existing flat is unsuitable for conversion into smaller units of accommodation by virtue of an original floor area of less than 115 sq metres. Furthermore, the proposed development would not provide a unit with two bedrooms and a standard of accommodation suitable for family occupation. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The proposed flats would not provide an acceptable standard of accommodation. Flat 6 has one very small bedroom (Bedroom 2) and a second (Bedroom 1) with no window which would only gain light and outlook through a small rooflight and an internal window. The proposed second flat has very small habitable rooms and overall is of a small size significantly below that which would normally be considered acceptable. The scheme therefore results in an inadequate habitable space and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/03812

2 Western Road Hove

Alterations to shop front including new entrance door to flat above and relocation of ATM machine.

Applicant: Mr Samuel Philips

Officer: Sonia Gillam 292265

Approved on 12/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The entrance door and frame surround hereby approved shall be constructed of timber and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			17/11/2014
Block plan			17/11/2014
Existing and proposed elevations and floorplans	2260/14/01		11/11/2014

BH2014/03838

Land rear of 31 & 33 Brunswick Place Hove

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

Applicant: Mr Joe Knoblauch

Officer: Liz Arnold 291709

Approved on 16/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as

approved and in accordance with the approved programme.

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

9) UNI

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

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

10) UNI

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

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

11) UNI

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

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

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

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

15) UNI

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

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

16) UNI

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

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

17) UNI

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

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

18) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 13th November 2014 shall be implemented in strict accordance with the approved details.

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

19) UNI

The development hereby permitted shall be carried out in accordance with the

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received	
Location Plan	001	Rev. C	13th 2014	November
Existing Site Plan	002	Rev. C	13th 2014	November
Proposed Site/Roof Plan	003	Rev. F	13th 2014	November
Proposed Site Plan Showing Line of Street Frontage	008	Rev, B	13th 2014	November
Existing GAs	100	-	13th 2014	November
Proposed Floor Plans	110	Rev. H	18th 2014	December
Proposed Elevations	111	Rev I	18th 2014	December
Proposed Section A-A	112	Rev. E	13th 2014	November

BH2014/03880

Flat 56 Embassy Court Kings Road Brighton

Internal alterations to layout of flat and replacement of internal doors.

Applicant: Mrs Cynthia Greenwood

Officer: Helen Hobbs 293335

Refused on 23/01/15 DELEGATED

BH2014/03886

29 Brunswick Street East Hove

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

Applicant: Mr I Woodhouse

Officer: Helen Hobbs 293335

Approved on 14/01/15 DELEGATED

BH2014/03986

Ground Floor Flat 47 Brunswick Road Hove

Removal of existing sunroom and replacement with single storey rear extension, revised fenestration and other associated alterations.

Applicant: Mr Jon Moore

Officer: Helen Hobbs 293335

Approved on 21/01/15 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of all windows, rooflights and doors and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the

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

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

BH2014/03987

Ground Floor Flat 47 Brunswick Road Hove

Removal of existing sunroom and replacement with single storey rear extension, revised fenestration and other associated alterations.

Applicant: Mr Jon Moore

Officer: Helen Hobbs 293335

Approved on 23/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed floor plans	0251-14-01	-	26th November 2014
Existing and proposed elevations	0251-14-02	-	26th November 2014
Site plan	0251-14-03	-	28th November 2014
Block plan	0251-14-04	-	28th November 2014
Proposed elevations	0251-14-07	-	26th November 2014

BH2014/04029

8 Cross Street Hove

Erection of three storey extension with terrace above, alterations to fenestration and other associated alterations.

Applicant: Mr David Rose

Officer: Sonia Gillam 292265

Approved on 26/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted plans, the fenestration (bi-fold door and window) to the rear top floor shall be white / pale cream in colour and thereafter permanently 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 external finishes of the development hereby permitted shall match in material and colour those used in 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 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed front elevation	CS03		01/12/2014
Existing rear elevation	CS04		01/12/2014
Proposed rear elevation	CS05	a	22/01/2015
Existing section	CS06		01/12/2014
Proposed section	CS07	a	23/01/2015
Existing basement and ground floor plans	CS08		01/12/2014
Existing first and second floor plans	CS09		01/12/2014
Proposed basement and ground floor plan	CS10		11/01/2015
Proposed first and second floor plan	CS11	a	23/01/2015
Sash window detail	CS12		01/12/2014
Existing and proposed roof plan	CS13		01/12/2014
Site location plan	CS01		01/12/2014
Block plan	CS02		01/12/2014

5) UNI

No development shall take place until full details of the proposed front door, including large 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: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2014/04048

Brighton & Hove Progressive Synagogue 6 Lansdowne Road Hove

Non Material Amendment to BH2011/02971 to re position the security door to the north elevation as shown on elevation drawings.

Applicant: Mrs Myra Bianco

Officer: Christopher Wright 292097

Approved on 15/01/15 DELEGATED

CENTRAL HOVE

BH2014/03553

Flat 3 5 Clarendon Villas Hove

Installation of rooflights to front and rear roof slopes.

Applicant: Jenny Hacker

Officer: Mark Thomas 292336

Approved on 23/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed floor plans	PBP0209/02	-	21st September 2014
Existing and proposed elevations	PBP0209/01	-	21st September 2014

BH2014/03677

7 Vallance Court Hove Street Hove

Formation of additional floor incorporating balustraded roof terrace.

Applicant: Ms M Kerr

Officer: Sonia Gillam 292265

Approved on 27/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Access to the section of the roof terrace to the east of the extension hereby approved, as shown on the roof plan on drawing no. 2651-04revB, shall be for maintenance or emergency purposes only and the area shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed staircase plans	2651-01	A	31/10/2014
Existing plan and elevations	2651-03		31/10/2014
Proposed elevations	2651-04	B	06/01/2015
Proposed elevations	2651-05		31/10/2014
Proposed elevations	2651-06		31/10/2014
Plan showing zone of visibility	2651-07		31/10/2014
Proposed elevations	2651-08	A	06/01/2015

BH2014/03798

Hove Central Library 182-186 Church Road Hove

Installation of 2no wall-mounted LED screens on ground floor.

Applicant: BHCC Libraries

Officer: Helen Hobbs 293335

Minded to Grant National Planning Casework Unit (Secretary of State) on 19/01/15

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 required cabling shall be run in concealed positions and should avoid internal decorative detailing.

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

BH2014/03995

4A Blatchington Road Hove

Display of internally illuminated projecting sign and externally illuminated fascia sign.

Applicant: Basilico Ltd

Officer: Tom Mannings 292322

Approved on 21/01/15 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the

signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/04074

40 Albany Villas Hove

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

Applicant: Mr & Mrs Houlbrook

Officer: Helen Hobbs 293335

Approved on 28/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The 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 policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Prior to the first use of the terrace hereby approved, full details of the proposed privacy screen to the northern side of the terrace including height, appearance and material and finish shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details prior to the first use of the terrace hereby approved, and shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	E01		3rd December 2014
Lower and ground floor plans	E02		3rd December 2014
First and second floor plan	E03		3rd December 2014
Third and tower roof floor plan	E04		3rd December 2014
Existing front and rear elevation	E05		3rd December 2014
Existing side elevation	E06		3rd December 2014
Existing section	E07		3rd December 2014
Rear garden	E08		3rd December 2014
Site block plan	P01		3rd December 2014
Lower and ground floor plans	P02		3rd December 2014
Ground floor plan	P03		3rd December 2014
Elevations	P04		3rd December 2014
Elevation	P05		3rd December 2014

GOLDSMID

BH2014/02550

103 Holland Road Hove

Conversion of existing basement level of dwelling (C3) to 1 no two bedroom flat (C3).

Applicant: Mr Jugal Sharma

Officer: Helen Hobbs 293335

Refused on 20/01/15 DELEGATED

1) UNI

The proposed basement flat would suffer from poor levels of natural light and outlook, by reason of its basement location, lack of windows, and location of veranda above, creating a poor standard of accommodation. The proposal would therefore be contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would fail to provide adequate amenity space appropriate to the scale of the development. The resulting accommodation would fail to provide for the needs of future occupants and is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed flat by virtue of its basement positioning and rear outlook, would be significantly overlooked by the occupiers of the ground and first floor levels of the existing property. The scheme would therefore result in an inappropriate standard of accommodation, to the detriment of the amenity of future occupiers of the proposed flat. The proposal would therefore be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

It has not been demonstrated that adequate provision of refuse and cycle storage would be provided on site for the future occupiers. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

BH2014/02605

Ground Floor Flat & First Floor Flat 13 Cromwell Road Hove

Internal alterations to layout of ground and first floor flats and installation of new extract terminals. (Part retrospective)

Applicant: FCH Enterprises LLP

Officer: Mark Thomas 292336

Approved on 22/01/15 DELEGATED

BH2014/03211

Flat 1 60 The Drive Hove

Erection of timber outbuilding to rear garden.

Applicant: Mr Trevor Roberts

Officer: Helen Hobbs 293335

Approved on 12/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The outbuilding hereby permitted shall be used solely as ancillary residential

accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

Reason: To enable the Local Planning Authority to retain control over subdivision of the site and in order to protect the amenities of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1, QD16, HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1, QD16, HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			10th November 2014
Block plan			29th October 2014
Proposed outbuilding			23rd September 2014
Existing garden plan			10th November 2014
Proposed cabin			10th November 2014
Front elevation			29th October 2014
Side elevation 1			17th November 2014
Side elevation 2			17th November 2014

Rear view			10th November 2014
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6) UNI

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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/03212

Flat 1 60 The Drive Hove

Erection of timber outbuilding to rear garden.

Applicant: Mr Trevor Roberts

Officer: Helen Hobbs 293335

Approved on 12/01/15 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until 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.

BH2014/03499

52A Denmark Villas Hove

Replacement of existing windows to front and door to rear with double glazed timber windows and door.

Applicant: Miss Sally Anderson

Officer: Mark Thomas 292336

Refused on 13/01/15 DELEGATED

1) UNI

The submitted drawings are inconsistent, as well as failing to demonstrate that the proposed windows and doors would relate appropriately to the existing units and those elsewhere on the recipient property. As such, it has not been adequately demonstrated that the proposed development would preserve the character and appearance of the recipient property or the Conservation Area. The proposed development would, therefore, be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD09: Architectural Features and SDP12: Design Guide for Extensions and Alterations.

BH2014/03548

58A Livingstone Road Hove

Erection of part one part two storey rear extension and loft conversion incorporating rear dormer and front rooflights.

Applicant: The Lioncare Group

Officer: Chris Swain 292178

Refused on 15/01/15 DELEGATED

1) UNI

The proposed dormer, by reason of its size, proportions, design and excessive cladding would result in a bulky and unsympathetic alteration that would detract from the appearance and character of the building and harm the visual amenity of the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

2) UNI2

The proposed rear first floor extension, by reason of its height, form, design and detailing would result in an incongruous and unsympathetic alteration that would detract from the appearance and character of the building and would harm the visual amenity of the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

3) UNI3

The proposed rooflights, by reason of their number and siting, would result in an unsympathetic alteration to the front roofslope that would detract from the appearance and character of the building and would harm the visual amenity of the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/03802

Flat 2 68 Denmark Villas Hove

Replacement double glazed UPVc doors and windows to rear ground floor extension.

Applicant: Ms Angela Stretton

Officer: Tom Mannings 292322

Approved on 13/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The windows and doors hereby approved shall be a white PVCU framed, double glazed and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			11/11/14
Product Specification Sheet (2 pages)			11/11/14
Annotated Rear Elevation			11/11/14

BH2014/03803**108 Goldstone Road Hove**

Certificate of lawfulness for existing rear dormer.

Applicant: Mr Thomas Kozdon**Officer:** Joanne Doyle 292198**Approved on 19/01/15 DELEGATED****BH2014/03860****77B Lorna Road Hove**

Installation of basement window to front elevation.

Applicant: Miss Nicky Pearce**Officer:** Mark Thomas 292336**Approved on 19/01/15 DELEGATED****1) BH01.01**

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Design and access statement	-	-	24th November 2014
Site location plan	TWP14-LR-003	-	24th November 2014
Existing and proposed elevations and floor plans	TWP14-LR-001	-	24th November 2014
Existing and proposed elevations and proposed floor plan	TWP14-LR-002	-	24th November 2014

BH2014/03970**6 Hovedene 95 Cromwell Road Hove**

Replacement of balcony incorporating replacement of timber framed doors with aluminium framed bi-fold doors.

Applicant: Oliver Gatting**Officer:** Helen Hobbs 293335**Approved on 28/01/15 DELEGATED****1) BH01.01**

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

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

2) UNI

No works shall take place until full details of the proposed doors including 1:20 scale sample elevation drawings, and sections drawings of the door frames have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved

details and retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			3rd December 2014
Photographs			21st November 2014
Existing internal elevation			21st November 2014
Existing elevation			21st November 2014
Proposed elevation			26th January 2015
Proposed door details			21st November 2014

BH2014/03977

21 Shirley Street Hove

Erection of single storey rear infill extension.

Applicant: Miss Hannah Bastick

Officer: Christopher Wright 292097

Approved on 21/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the walls of the development hereby permitted shall match in material, colour, style, bonding and texture of 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 glazing to the roof of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	14-017-100-#		26 Nov 2014

Floor Plans and Elevations (Existing)	14-017-101-#		26 Nov 2014
Floor Plans and Elevations (Proposed)	14-017-301-#		26 Nov 2014

HANGLETON & KNOLL

BH2012/03425

Garage Court Adjacent to Chichester Close Hove

Installation of entrance gates, security cameras and lighting. (Part retrospective)

Applicant: Three Coats Ltd

Officer: Christopher Wright 292097

Refused on 19/01/15 DELEGATED

1) UNI

Based upon the information submitted it is considered that the proposed CCTV cameras have the potential to harm neighbouring amenity by way of loss of privacy, and the proposed security lights have the potential to cause light nuisance. The applicant has failed to demonstrate that such harmful impacts would not occur. The proposed development is therefore considered to be contrary to policies QD25 and QD27 of the Brighton & Hove Local Plan.

BH2014/03592

5 Spencer Avenue Hove

Change of use from domestic yard (C3) to commercial yard with storage of building materials and skip (B8). (Retrospective)

Applicant: M.A Construction

Officer: Sue Dubberley 293817

Refused on 23/01/15 DELEGATED

1) UNI

The use of the site as a commercial yard for the storage of building materials is incompatible with the residential area in which it is located by virtue of its visual impact and the associated noise and vehicle movements created by the use. The development is therefore contrary to policies SU10 & QD27 of the Brighton & Hove Local Plan.

BH2014/03686

11 St Helens Drive Hove

Erection of single storey side extension.

Applicant: Mr Mike Mckernan

Officer: Mark Thomas 292336

Approved on 09/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	RP-01	-	3rd November 2014
Block plan	RP-02	-	3rd November 2014
Existing and proposed ground floor plans	RP-03	Rev. 1	3rd November 2014
Existing and proposed front and rear elevations	RP-04	Rev. 2	5th January 2015
Existing and proposed side elevation	RP-05	Rev. 1	3rd November 2014

BH2014/03754

Hove Polyclinic Nevill Avenue Hove

Installation of external lift to south elevation and alterations to fenestration to east and south elevations.

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Christopher Wright 292097

Approved on 15/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved windows shall match the colour of the existing windows, and the hereby approved lift enclosure shall comprise powder-coated aluminium sheets of a colour to match the existing window frames.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			13 Jan 2014
Site Plan (Lift and Window Alterations)	JHB/14/379	A13.01.15	13 Jan 2014
Existing and Proposed Elevations (Lift and Window Alterations)	JHB/14/379	A12.01.15	13 Jan 2014

BH2014/03820

253 Old Shoreham Road Hove

Display of 3 no externally illuminated fascia signs, 1 no non-illuminated projecting sign, 1 no non-illuminated externally applied composite panel and 2 no

non-illuminated externally applied composite panels to existing totem sign.

Applicant: Southern Co-operative

Officer: Helen Hobbs 293335

Split Decision on 12/01/15 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

1) UNI

The first floor fascia sign (S2), by virtue of its size, positioning at first floor level

and illumination would be unduly prominent, and would significantly detract from the character and appearance of the recipient building and the wider street scenes. As such, sign S2 would be contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD) 07: Advertisements.

BH2014/03824

253 Old Shoreham Road Hove

Display of 1no non-illuminated totem sign.

Applicant: Southern Co-operative

Officer: Helen Hobbs 293335

Refused on 16/01/15 DELEGATED

1) UNI

The totem sign, by reason of its excessive size and siting would form a visually intrusive and incongruous feature, to the detriment of the visual amenity of the curtilage of the site, adjoining street scenes and the surrounding area. As such the proposal is contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

BH2014/03905

37 Holmes Avenue Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Love

Officer: Tom Mannings 292322

Approved on 15/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, Block plan, Existing & Proposed Floor Plans & Elevations	2727-01	A	20/11/2014

BH2014/03907

37 Holmes Avenue Hove

Certificate of Lawfulness for proposed extension to existing side dormer.

Applicant: Mr & Mrs Love

Officer: Tom Mannings 292322

Approved on 15/01/15 DELEGATED

BH2014/03926**89 Lark Hill Hove**

Erection of single storey rear extension. (Retrospective)

Applicant: John Harbour**Officer:** Robert Hermitage 290480**Approved on 23/01/15 DELEGATED****1) BH01.01**

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and Site Plan, and Proposed Plans and Elevations	477/01	A	16th January 2015
Existing Plans and Elevations	477/02	-	20th November 2014

BH2014/03936**5-7 The Parade Hangleton Road Hove**

Display of internally illuminated fascia and projecting sign and non-illuminated vinyl.

Applicant: Co-operative Food Group**Officer:** Robert Hermitage 290480**Approved on 26/01/15 DELEGATED****1) BH10.01**

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

Within three months of the date of this decision, the existing projecting oval-shaped "Post Office" sign located to the left of the fascia sign should be removed and any damage incurred by its removal repaired.

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

9) UNI

The advertisements hereby approved shall not be illuminated later than 10:00pm or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07:00am on any day.

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

BH2014/04036

41 Amberley Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 3m.

Applicant: Mr N Shakir

Officer: Chris Swain 292178

Prior approval not required on 09/01/15 DELEGATED

BH2014/04122

90 Hallyburton Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.0, for which the maximum height would be 3.492m, and for which the height of the eaves would be 2.88m.

Applicant: Mrs Joy Lamb

Officer: Robert Hermitage 290480

Prior approval not required on 16/01/15 DELEGATED

NORTH PORTSLADE

BH2014/03764

85 Mile Oak Road Portslade

Application for Approval of Details Reserved by Condition 13ii of application BH2013/00380.

Applicant: Downsview Developments Ltd

Officer: Paul Earp 292454

Approved on 28/01/15 DELEGATED

BH2014/03985

45 Oakdene Crescent Portslade

Erection of a single storey rear extension.

Applicant: Mr M Morris

Officer: Mark Thomas 292336

Approved on 22/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	26th November 2014
Block plan	-	-	26th November 2014
Existing and proposed plans and elevations	14/975/01	-	26th November 2014

BH2014/04002

319 Mile Oak Road Portslade

Prior approval for change of use from retail (A1) and residential (C3) to 1no residential dwelling (C3).

Applicant: Mrs Meredy Harris

Officer: Chris Swain 292178

Prior Approval is required and is approved on 21/01/15 DELEGATED

BH2014/04212

108 Heathfield Crescent Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.7m.

Applicant: Greg Barnes

Officer: Christopher Wright 292097

Prior approval not required on 23/01/15 DELEGATED

SOUTH PORTSLADE

BH2013/00756

79 North Street Portslade

Demolition of existing industrial building and erection of part three, part four storey building comprising 4no two bedroom and 2no one bedroom flats and office block to East on first, second and third floors with courtyard car park on ground floor.

Applicant: North Street Capital Ltd

Officer: Guy Everest 293334

Approved after Section 106 signed on 16/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The commercial (Class B1) use hereby permitted shall not be open to customers except between the hours of 08:00 and 19:00 on Mondays to Fridays and 09:00 and 17:00 on Saturdays, Sundays, Bank or Public Holidays.

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

3) UNI

No commercial deliveries or waste collection shall occur except between the hours of 08:00 and 19:00 on Monday to Fridays and 09:00 and 17:00 on Saturdays, Sundays, Bank or Public Holidays.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

The employment/commercial building shall only be used for B1 use only and for no other purpose (including any other purpose in Class B2 or B8 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 in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

No development shall commence until full details of the phased construction programme have been submitted and agreed in writing by the Local Planning Authority. The programme shall specify that the commercial element shall be built to shell and core prior to occupation of the residential units. The scheme shall be implemented fully in accordance with the agreed details unless otherwise agreed in writing.

Reason: So as to ensure the implementation of the entire scheme and to comply with policies EM1 of the Brighton & Hove Local Plan and policy DA8 of the Brighton & Hove Submission City Plan Part One.

9) UNI

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

A completed pre-assessment estimator will not be acceptable.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development above ground floor slab level shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM Shell and Core rating of 50% in energy and water

sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

Notwithstanding the submitted plans no development above ground floor slab level shall commence until details of 10 secure cycle parking spaces for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

12) UNI

No development shall commence above ground floor slab level until a Scheme of Management of the vehicle parking has been submitted to and been approved in writing by the Local Planning Authority. The submitted scheme shall include details of how each car parking space will be allocated and any necessary measures to ensure that each car parking space is secured for the use of its allocated owner. The approved scheme shall be implemented prior to the first occupation of the building and thereafter retained at all times.

Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

13) UNI

No development shall take place above the ground floor slab level 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.

14) UNI

No development shall take place above the ground floor slab level until elevations and sections at a scale of 1:20 of the balconies and associated balustrading, the windows and their reveals, the solar shading structures and overhanging roof form 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 and be maintained as such thereafter.

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

15) UNI

No development shall take place above the ground floor slab level until a scheme for the soundproofing of the residential units has been submitted to and approved in writing by the Local Planning Authority. The measures shall include details of glazing specifications and shall outline how internal noise levels will comply with the levels in British Standard 8233:2014. The development shall be implemented in strict accordance with the approved details prior to the occupation of the

development and shall thereafter be retained as such.

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

16) UNI

No development shall take place above the ground floor slab level until details of the ventilation strategy for the building has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of future occupants of the development, ensure the efficient use of resources and to comply with policies SU2, SU10 and QD27 of the Brighton & Hove Local Plan.

17) UNI

Notwithstanding the submitted plans no development shall take place above the ground floor slab level until details of compliance with Lifetime Homes standards have been submitted to and approved prior to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details 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.

18) UNI

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

19) UNI

The residential development shall not be occupied until an additional noise survey and report has been submitted to and approved in writing by the Local Planning Authority, demonstrating how the residential units have been glazed and ventilated so that internal noise levels comply with the levels in British Standard 8233:2014. If the additional noise survey and report shows that the levels in the British Standard 8233:2014 are not met then an additional report detailing the mitigation measures to be installed including a further test carried out to demonstrate compliance with the levels in the British Standard 8233:2014 shall be submitted to and approved in writing prior to first occupation of the residential units.

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

20) UNI

The residential development shall not be occupied until an additional noise survey and report has been submitted to and approved in writing by the Local Planning Authority, demonstrating that noise levels from the lifts comply with the levels in British Standard 8233:2014. If the additional noise survey and report shows that the levels in the British Standard 8233:2014 are not met then an additional report detailing the mitigation measures to be installed including a further test carried out to demonstrate compliance with the levels in the British Standard 8233:2014 shall be submitted to and approved in writing prior to first occupation of the residential units.

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

21) UNI

Prior to the occupation of the development the redundant vehicle crossover to Church Road shall be reinstated back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

22) UNI

The development hereby approved shall not be occupied until details of refuse and recycling storage facilities for the commercial and residential units have 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.

23) UNI

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

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

24) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

25) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			07/03/2013
Block Plan	SNP		07/03/2013
As Existing	SNP 4/3	A	07/03/2013
As Proposed (Floorplans)	SNP 5/1	C	13/03/2014
As Proposed (Elevations & Sections)	SNP 5/2	C	13/03/2014

BH2014/02986

44 Station Road Portslade

Display of externally illuminated fascia and hanging signs and graphic sign applied to glazing. (Retrospective)

Applicant: Papa Johns

Officer: Joanne Doyle 292198

Approved on 12/01/15 DELEGATED

1) BH10.02

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

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

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/03853

22 Newtimber Drive Portslade

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mrs A Levy

Officer: Mark Thomas 292336

Approved on 13/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	17th November 2014
Block plan	-	-	17th November 2014
Existing and proposed plans and elevations	14/971/	-	17th November 2014

BH2014/03908

46 St Andrews Road Portslade

Removal of existing extensions and creation of lightwell and raised patio to ground floor flat. Demolition of existing garage and erection of single storey dwelling.

Applicant: Park Avenue Estates Ltd

Officer: Helen Hobbs 293335

Refused on 15/01/15 DELEGATED

1) UNI

The proposed detached dwellinghouse would represent an overdevelopment of the site incongruous with the prevailing character and appearance of surrounding development, and would significantly reduce the important open aspect currently visible between the properties on St. Andrew's Road and those on Norway Street. This harm is considered to outweigh the benefit provided by the additional residential unit. The proposal is therefore contrary to polices QD1, QD2 and QD3 of the Brighton and Hove Local Plan.

2) UNI2

The proposed detached dwellinghouse, by reason of its height and massing along shared boundaries, would result in overmassing along shared boundaries creating an increased sense of enclosure for occupiers of adjoining properties. This harm is considered to outweigh the benefit provided by the additional residential unit. The proposal is therefore contrary to polices QD14 and QD27 of the Brighton and Hove Local Plan.

BH2014/04006

1 Benfield Crescent Portslade

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

Applicant: Landbond Properties

Officer: Robert Hermitage 290480

Approved on 20/01/15 DELEGATED

BH2014/04100

34 Shelldale Road Portslade

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

Applicant: Mr Wei Li

Officer: Tom Mannings 292322

Approved on 20/01/15 DELEGATED

BH2014/04319

53 St Andrews Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 2.7m.

Applicant: Mrs Claire Connell

Officer: Joanne Doyle 292198

Prior approval not required on 28/01/15 DELEGATED

HOVE PARK

BH2014/00577

215 Nevill Road Hove

Application for Approval of Details Reserved by Conditions 4, 5, 8, 9, 10 and 11

of application BH2013/00528.

Applicant: Mr C Durrant
Officer: Christopher Wright 292097
Split Decision on 28/01/15 DELEGATED

1) UNI

The details pursuant to conditions 8 and 9 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 10 and 11 are NOT APPROVED for the reason(s) set out below.

1. The requirements of condition 10 have not been met in full because the following details are required: details of the protection of existing trees and their root protection zones; details of plant sizes at time of planting; method of planting/specification.

2. There are fundamental differences in respect of the drawings approved under ref: BH2013/00528 and the proposed ground levels submitted in response to condition 11. In particular, the relationship between the application site and adjoining properties is materially different with the proposed ground levels and roof levels raising additional design and amenity issues beyond those considered as part of the existing planning permission. The details reserved by condition 11 cannot therefore be discharged.

BH2014/01953

46 Hove Park Way Hove

Removal of existing garage and erection of a single storey rear extension.

Applicant: Mr & Mrs Neil Myers
Officer: Benazir Kachchhi 294495

Approved on 16/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			16 June 2014
Block plan			16 June 2014
Proposed Site Plan	130201. P12		16 June 2014
Site Plan Survey	130201. S12		16 June 2014
Ground Floor Plan Survey	130201. S1		16 June 2014
First Floor Plan Survey	130201. S2		16 June 2014
Roof Plan Survey	130201. S4		16 June 2014

Front Elevation Survey	130201. S5		16 June 2014
Rear Elevation Survey	130201. S6		16 June 2014
Side Elevation Survey	130201. S7		16 June 2014
Side Elevation Survey	130201. S8		16 June 2014
Section A-A Survey	130201. S9		16 June 2014
Section B-B Survey	130201. S10		16 June 2014
Section C-C Survey	130201. S11		16 June 2014
Proposed ground floor plan	130201. P1	A	05 August 2014
Proposed first floor plan	130201. P2	A	05 August 2014
Proposed roof plan	130201. P4	A	05 August 2014
Proposed front elevation	130201. P5	A	05 August 2014
Proposed rear elevation	130201. P6	A	05 August 2014
Proposed side elevation	130201. P7	A	05 August 2014
Proposed side elevation	130201. P8	A	05 August 2014
Proposed Section A-A	130201. P9	A	05 August 2014
Proposed Section B-B	130201. P10	A	05 August 2014
Proposed Section C-C	130201. P11	A	05 August 2014

BH2014/02569

The British Engineerium The Drove Way Hove

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2012/03462.

Applicant: The British Engineerium Ltd

Officer: Mark Thomas 292336

Approved on 14/01/15 DELEGATED

BH2014/02647

The British Engineerium The Drove Way Hove

Application for Approval of Details Reserved by Conditions 2i, 2ii, 2iii and 2iv of application BH2007/04028

Applicant: The British Engineerium Ltd

Officer: Mark Thomas 292336

Approved on 14/01/15 DELEGATED

BH2014/02648

The British Engineerium The Drove Way Hove

Application for approval of details reserved by conditions 2i, 2ii, 2iii and 2iv of application BH2007/04031.

Applicant: The British Engineerium Ltd

Officer: Mark Thomas 292336

Approved on 14/01/15 DELEGATED

BH2014/03153

The British Engineerium The Drove Way Hove

Installation of access gate within existing boundary wall.

Applicant: The British Engineerium

Officer: Liz Arnold 291709

Approved on 22/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority the new access hereby approved shall not be used on days that the Hove Park Miniature Railway is in operation.

Reason: In the interests of highway safety, and to safeguard the amenities of the neighbouring premises and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.

3) UNI

No vehicles exceeding 7m in length shall enter the premises via the new access from Hove Park.

Reason: In the interests of highway safety, to restrict the size of vehicles accessing the site and to comply with policy TR7 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received	
Site Location Plan	1905/124	Issue A	18th	September 2014
Plan as Existing	1905/136	Issue A	18th	September 2014
Elevations as Existing	1905/137	Issue A	18th	September 2014
Plan as Proposed	1905/138	Issue C	4th	November 2014
Elevations as Proposed	1905/139	Issue C	4th	November 2014
Block Plan	1905/140	Issue A	18th	September 2014

5) UNI

No works shall take place until a sample of the flintwork and mortar and a method statement for the works hereby approved have been submitted to an 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 HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/03206

5 Onslow Road Hove

Erection of single storey front extension, two storey side extension, part one part two storey rear extension, roof alterations incorporating rear dormer, revised fenestration, revisions to front boundary wall and associated works (amended drawings).

Applicant: Mr Marc Woodward

Officer: Robert Hermitage 290480

Approved on 14/01/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	(10)000	-	23rd September 2014
Existing Ground Floor Plan	(20)000	-	23rd September 2014
Existing First Floor Plan	(20)001	-	23rd September 2014
Existing Loft Plan	(20)002	-	23rd September 2014
Existing Roof Plan	(20)003	-	23rd September 2014
Proposed Ground Floor Plan	(21)000	F	14th November 2014
Proposed First Floor Plan	(21)001	D	14th November 2014
Proposed Second Plan	(21)002	D	14th November 2014
Proposed Roof Plan	(21)003	C	14th November 2014
Existing Street Elevation	(30)000	-	23rd September 2014
Existing North Elevation	(30)001	-	23rd September 2014
Existing East Elevation	(30)002	-	23rd September 2014
Existing South Elevation	(30)003	-	23rd September 2014
Existing West Elevation	(30)004	-	23rd September 2014
Proposed Street Elevation	(31)000	A	14th November 2014
Proposed North Elevation	(31)001	E	14th November 2014
Proposed East Elevation	(31)002	D	14th November 2014
Proposed South Elevation	(31)003	E	7th January 2015
Proposed West Elevation	(31)004	A	23rd September 2014

BH2014/03253

Pavilion & Avenue Tennis Club 19 The Drove way Hove

Demolition of coaches building and extension and alterations to physiotherapy building including creation of first floor with pitched roof, two storey side extension and associated alterations.

Applicant: Pavilion & Avenue Tennis Club

Officer: Adrian Smith 290478

Approved on 28/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the email received on the 19 December 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

3) UNI

The access between 1 and 3 The Drove way shall only be used for emergency purposes and maintenance and for the parking of two vehicles, as detailed on approved drawing no. 14203/06 received on 25 September 2014, belonging to members of staff. The access shall not be used for any other purposes associated with the tennis club without the prior consent of the Local Planning Authority.

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

4) UNI

Prior to the first use of the parking bays and turning area, as detailed on approved drawing no. 14203/06 received on 25 September 2014, directional signs shall be installed granting priority to vehicles entering the site. The signs shall be retained as such thereafter.

Reason: in the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	14203/10	-	25/09/2014
Existing site plan	14203/04	-	25/09/2014
Existing floor plans and elevations	14203/10	-	10/10/2014
Existing buildings	14203/01	-	25/09/2014
Proposed site plan, floor plans and elevations	14203/06	-	25/09/2014

6) UNI

The building hereby permitted shall not be used for organised social events, meetings and the serving of hot food or alcoholic drink.

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

BH2014/03427

10 Hove Park Road Hove

Creation of dormers to side and rear, insertion of rooflights and photovoltaic panels, alterations to roof to existing rear extension and revised fenestration.

Applicant: Mr & Mrs M Harker

Officer: Robert Hermitage 290480

Approved on 12/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	01	-	10th October 2014
Proposed Plans and Elevation	02	A	18th December 2014

BH2014/03703

51 Cobton Drive Hove

Erection of single storey side and rear extension and side and rear alterations including replacement of rear window with doors.

Applicant: Mr James Brace

Officer: Christopher Wright 292097

Approved on 14/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

Reason: To safeguard the amenities of the occupiers of the neighbouring property, 53 Cobton Drive, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Location Plan	001		4 Nov 2014
Existing Site Location Plan (Block Plan)	002		4 Nov 2014
Existing Ground, First & Roof Floor Plan	003		4 Nov 2014
Existing Front & Rear Elevation	004		4 Nov 2014
Existing Side Elevation & Long Section AA	005		4 Nov 2014
Proposed Site Location Plan	006		7 Jan 2015
Proposed Ground, First & Roof Floor Plan	007		4 Nov 2014
Proposed Front & Rear Elevation	008		4 Nov 2014
Proposed Side Elevation & Long Section AA	009		4 Nov 2014
Proposed Rear Elevation & Short Sections	010		4 Nov 2014
Proposed Front Elevation Detail Drawing	35		22 Dec 2014
Proposed Right Side Elevation Detail Drawing	36		22 Dec 2014
Front Sketch Visual	37		22 Dec 2014
Rear Sketch Visual	38		22 Dec 2014

BH2014/03792

Unit 12 St Josephs Business Park St Josephs Close Hove

Certificate of lawfulness for proposed trade counter within existing warehouse.

Applicant: Smart Lines Ltd
Officer: Guy Everest 293334
Refused on 22/01/15 DELEGATED

1) UNI

The submitted details fail to demonstrate that the trade counter, on the balance of probability, would not result in a material change of use for which planning permission would be required. The proposed use would not therefore be lawful under Section 55(2) of the Town and Country Planning Act (1990), as amended.

BH2014/03888

267 Dyke Road Hove

Erection of rear infill extension to ground floor, side extension to first floor, roof extension incorporating rooflights to sides and associated alterations.

Applicant: Mr Simon Cheesman
Officer: Adrian Smith 290478

Approved on 23/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	318/100	P1	19/11/2014
Block plan, existing and proposed floor plans and elevations	318/09	P3	20/01/2015
Floor usage plan	318/10	P1	19/11/2014

BH2014/04335

3 Kelly Road Hove

Certificate of lawfulness for proposed room to rear garden.

Applicant: Ms C King
Officer: Astrid Fisher 292337

Approved on 28/01/15 DELEGATED

WESTBOURNE

BH2014/01939

Autumn Lodge Rest Home 35-39 Rutland Gardens Hove

Erection of first floor rear extension, replacement of existing link with three storey link between buildings and loft conversion incorporating dormers to front and rear

and rooflight to front.

Applicant: Mr Christian Bravery
Officer: Jason Hawkes 292153
Approved on 28/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The new window facing Rutland Gardens in the link extension shall be a painted softwood, double hung vertical sliding sash window with concealed trickle vents and shall be retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			16th June 2014
Block Plan			16th June 2014
Ground Floor Plan Survey as Existing	S1		16th June 2014
First Floor Plan Survey as Existing	S2		16th June 2014
Second Floor Plan Survey as Existing	S3		16th June 2014
Roof Plan Survey as Existing	S4		16th June 2014
Front (West) Elevation Survey as Existing	S5		16th June 2014
Side (North) Elevation Survey as Existing	S6		16th June 2014
Rear (East) Elevation Survey as Existing	S7		16th June 2014
Side (South) Elevation Survey as Existing	S8		16th June 2014
Elevation A-A Survey as Existing	S9		16th June 2014
Elevation B-B Survey as Existing	S10		16th June 2014

Existing			
Section C-C Survey as Existing	S11		16th June 2014
Ground Floor Plan as Proposed	P1	B	27th November 2014
First Floor Plan as Proposed	P2	B	27th November 2014
Second Floor Plan as Proposed	P3	B	27th November 2014
Roof Plan as Proposed	P4	B	27th November 2014
Front (West) Elevation as Proposed	P5	B	27th November 2014
Side (North) Elevation as Proposed	P6	B	27th November 2014
Rear (East) Elevation as Proposed	P7	B	27th November 2014
Side (South) Elevation as Proposed	P8	B	27th November 2014
Section A-A as Proposed	P9	B	27th November 2014
Section B-B as Proposed	P10	B	27th November 2014
Section C-C as Proposed	P11	B	27th November 2014
Section D-D as Proposed	P12	B	27th November 2014
Section E-E as Proposed	P13	B	27th November 2014
Section F-F as Proposed	P14	B	27th November 2014
Section G-G as Proposed	P15	B	27th November 2014

5) UNI

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

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

BH2014/02500

191 Kingsway Hove

Application for Approval of Details Reserved by Conditions 3, 5 and 6 of application BH2014/00703.

Applicant: Spences Two

Officer: Adrian Smith 290478

Approved on 19/01/15 DELEGATED

BH2014/02542

121D Portland Road Hove

Installation of dormer with Juliet balcony to replace existing to front elevation. (Part Retrospective).

Applicant: Mr Howard Hamilton
Officer: Joanne Doyle 292198
Approved on 26/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The 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 fronting the front dormer shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	M 47/01	-	29 Jul 2014
Original Floor Plans	M 47/02	-	29 Jul 2014
Original Front & East Side Elevations	M 47/03	-	29 Jul 2014
Original Rear & West Side Elevations	M 47/04	-	29 Jul 2014
Proposed Floor Plans	M 47/20	-	25 Nov 2014
Proposed Front & East Side Elevations	M 47/21	-	25 Nov 2014
Proposed Rear & West Side Elevations	M 47/22	-	25 Nov 2014

BH2014/02571

36 Walsingham Road Hove

Conversion and part demolition of detached garages to form 1no. one bedroom single-storey dwelling (C3) with associated extension and alterations (amended design).

Applicant: Investsave
Officer: Jason Hawkes 292153
Refused on 14/01/15 DELEGATED

1) UNI

The scale and siting of the development, through the formation of an additional curtilage of limited size, represents a cramped overdevelopment of the site which would create an awkward relationship with the main building and would appear incongruous and harmful to the prevailing character and appearance of the area.

The development would fail to preserve or enhance the established character and appearance of the Sackville Gardens Conservation Area and would fail to emphasise and enhance the positive qualities of the local neighbourhood. The proposal is therefore contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The development would provide an unsatisfactory standard of accommodation for future occupants due to a small and cramped outdoor amenity area, which would be overlooked from a first floor window of 36 Walsingham Road, and inadequate natural light and outlook to a bedroom. The proposal is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2014/03075

130 Cowper Street Hove

Demolition of existing light industrial unit (B1) and erection of 1no three bedroom house (C3).

Applicant: R & R Valeting

Officer: Jonathan Puplett 292525

Approved on 12/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

No cables, wires, aerials, meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation visible from the public realm, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

5) UNI

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct

run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

6) UNI

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

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

and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001;

and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme appr

7) UNI

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

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

8) UNI

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

a) A sample of the proposed render (painted in the proposed colour)

b) A sample of the proposed roof tile

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

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

9) UNI

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) Proposed front elevation to 1:20 scale which shows all proposed detailing to match that of the adjoining dwelling at no. 128 Cowper Street.
- b) Full details of all windows and doors including 1:20 sample elevations and 1:1 sections.

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

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

10) UNI

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

A completed pre-assessment estimator will not be acceptable.

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

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. The scheme shall include the following:

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

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

12) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

13) UNI

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

14) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

16) UNI

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.

17) UNI

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover on Cowper Street back to a footway by raising the existing kerb and footway.

Reason: In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton and Hove Local Plan.

18) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
LOCATION PLAN			12/09/2014
BLOCK PLAN			03/10/2014
EXISTING AND PROPOSED ELEVATIONS, FLOORPLANS AND SECTIONS	01	B	06/01/2015

BH2014/03648
24 Westbourne Villas Hove

Demolition of existing conservatory and erection of single storey extensions, creation of 2no dormers and of 2no rooflights to the rear and installation of 2no rooflights to the front.

Applicant: Mr & Mrs Seaborne

Officer: Mark Thomas 292336

Approved on 27/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The first floor window to the northern elevation shall be obscure glazed and, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The window shall be retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed ground floor plan, site location and block plans	3518.PL.05	-	29th October 2014
Proposed first and second floor plans and elevations	3518.PL.06	Rev. A	9th January 2015
Proposed side elevation	3518.PL.07	Rev. A	18th November 2014
Proposed front elevation	3518.PL.08A	-	9th January 2015
Existing plans	3518.EX.01	-	29th October 2014
Existing elevations	3518.EX.02	Rev. A	26th November 2014

BH2014/03765

12 Aymer Road Hove

Installation of side gate, extending and capping of central pier, replacing coping on front boundary wall and associated landscaping.

Applicant: Mrs Elaine Wolf

Officer: Helen Hobbs 293335

Approved on 09/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The new brickwork to the brick pier hereby permitted shall match in brick type, colour, texture and brickbond, including matching mortar mix, and method of pointing to that of the existing wall and piers. This detail shall thereafter be maintained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding previously submitted drawings, no works shall take place until the detailed design including materials and finishes of the following items has been submitted to and approved in writing by the Local Planning Authority:

1. Yorkstone entrance steps
2. New capping to brick pier

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location plan	240107-SO		14th November 2014
Block plan	140107-PO		10th November 2014
Elevations - existing	Plan A		10th November 2014
Elevations - proposed	Plan B		10th November 2014
Ground plan	Plan C		10th November 2014
Ground plan - proposed	Plan D		10th November 2014
Wall capping	Plan E		12th November 2014

5) UNI

No development shall take place until a sample of the stone for the front entrance steps and coping detail to the walls hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2014/03773

78 Walsingham Road Hove

Replacement of rear external timber stairway with steel spiral stairway.

Applicant: Mrs Ann Roberts

Officer: Mark Thomas 292336

Approved on 09/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The staircase shown on the approved plans shall be painted black and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location and block plan	005	-	7th November 2014
Existing elevations	001	-	7th November 2014
Existing elevations	002	-	7th November 2014
Proposed elevations and roof plan	003	-	7th November 2014
Proposed elevations	004	-	7th November 2014

BH2014/03858

153 Kingsway Hove

Application for approval of details reserved by conditions 3, 4 and 5 of application BH2013/02137.

Applicant: Martin Ailion

Officer: Christopher Wright 292097

Split Decision on 28/01/15 DELEGATED

1) UNI

The details pursuant to condition 5 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 4 are NOT APPROVED for the reason set out below.

1. The details pursuant to condition 4 are not hereby approved because the cycle parking spaces would not be sheltered and would not allow for the convenient securing of both frame and wheels of bicycles.

BH2014/03904

135 Westbourne Street Hove

Application for Approval of Details Reserved by Condition 8 of application BH2014/00598.

Applicant: Mr P Bond

Officer: Paul Earp 292454

Approved on 15/01/15 DELEGATED

BH2014/03943

171 Westbourne Street Hove

Certificate of lawfulness for proposed single storey side and rear extensions and loft conversion incorporating 2no front rooflights and rear dormer.

Applicant: Clair Denman

Officer: Robert Hermitage 290480

Approved on 19/01/15 DELEGATED

BH2014/03960

88 Wordsworth Street Hove

Erection of single storey rear extension.

Applicant: Mike Smethurst

Officer: Tom Mannings 292322

Approved on 20/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Extension			25/11/14

WISH

BH2014/03049

4 Berriedale Avenue Hove

Removal of existing extensions and erection of single storey rear extension with raised decking.

Applicant: Mr & Mrs Hitchens

Officer: Lorenzo Pandolfi 292337

Approved on 20/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved raised decking shall not be brought into use until screening to the northern boundary of the site has been erected in accordance with the approved drawings. The screen shall be retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing Plans & Location Plan	GA01		03/11/2014
Existing Elevations & Block Plan	GA02	A	03/11/2014
Existing Elevations	GA03	A	03/11/2014
Proposed Plans	GA04	A	03/11/2014
Proposed Elevations	GA05	A	03/11/2014
Proposed Elevations	GA06	A	03/11/2014

BH2014/03746

236 New Church Road Hove

Creation of dormers to side and rear and installation of 3no rooflights to front.

Applicant: D Fraser

Officer: Tom Mannings 292322

Approved on 26/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The hereby approved accommodation at second floor level shall only be used in connection with and ancillary to the accommodation at first floor level. The second floor shall not be occupied as a self-contained residential unit.

Reason: The second floor would not provide an adequate standard of accommodation for future occupants, to protect the amenity of future occupants and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The second floor windows in the western (side) elevation of the development hereby permitted shall be obscure glazed and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Plan			6/11/14
Proposed Loft Conversion	01	A	22/12/14
Proposed Loft Conversion	02		6/11/14

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 policy QD14 of the Brighton & Hove Local Plan.

BH2014/03903

3 Brittany Road Hove

Certificate of lawfulness for proposed single storey side and rear extension and loft conversion incorporating gable end roof extension, front rooflight, side window and rear dormer.

Applicant: Mr & Mrs Lewis

Officer: Robert Hermitage 290480

Split Decision on 19/01/15 DELEGATED

1) UNI

The proposed rear extension projects beyond an original side wall to the dwellinghouse with a width greater than half the width of the existing dwellinghouse. This aspect of the proposal is therefore not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/03937

20 Kingsthorpe Road Hove

Erection of first floor rear extension with roof terrace above and glass balustrading.

Applicant: Ms Ayiesha Adderly

Officer: Tom Mannings 292322

Approved on 19/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing Survey Plans and Elevations	0149-MS100		24/11/14
Proposed Plans including Location and Block Plans	0149-A100	B	24/11/14
Proposed Elevations and Section AA	0149-A200	B	24/11/14

BH2014/03971

39 Coleman Avenue Hove

Erection of single storey rear extension.

Applicant: R & S Galloway

Officer: Helen Hobbs 293335

Approved on 15/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site plan			20th November 2014
Existing and proposed	01		20th November 2014

BH2014/04049

5 Chelston Avenue Hove

Erection of part single, part two storey rear extension and erection of single storey side extension to replace existing.

Applicant: Mr & Mrs N Howell

Officer: Tom Mannings 292322

Refused on 23/01/15 DELEGATED

1) UNI

The proposed rear extension at first floor level, by virtue of its scale, bulk, height and detailing would form an overly dominant addition which would not appear subservient to the existing building and would result in an over-extended and contrived appearance to the property. The proposed development is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

2) UNI2

The proposed development, by virtue of its height, level of projection and siting in close proximity to the boundary with the neighbouring property, no. 7 Chelston Avenue, would result in an unneighbourly form of development, which would appear overbearing and result in a material loss of outlook to this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers of this property contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary Planning Document SPD12: Design guide for extensions and alterations.

BH2014/04050

14 Portland Avenue Hove

Certificate of lawfulness for proposed erection of single storey rear and single storey side extensions to replace existing with associated alterations.

Applicant: Mr & Mrs M & J Wingate

Officer: Mark Thomas 292336

Approved on 20/01/15 DELEGATED

BH2014/04076

29 Welbeck Avenue Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension with Juliet balcony to rear with dormers and rooflights to side elevations.

Applicant: Mr Russell Donald

Officer: Robert Hermitage 290480

Approved on 23/01/15 DELEGATED

BH2014/04077

14 Park Avenue Hove

Certificate of Lawfulness for proposed single storey rear and side extensions.

Applicant: Mr Gary Howell

Officer: Mark Thomas 292336

Approved on 23/01/15 DELEGATED

BH2014/04105

13 St Heliers Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.6m.

Applicant: Mr Sanjay Pradham

Officer: Robert Hermitage 290480

Prior approval not required on 16/01/15 DELEGATED

BH2014/04124

12 Brittany Road Hove

Certificate of lawfulness for proposed single storey side extension.

Applicant: Richard Dimond

Officer: Robert Hermitage 290480

Refused on 26/01/15 DELEGATED

Withdrawn Applications