



**Brighton & Hove  
City Council**

**City Development & Regeneration**

Hove Town Hall

Norton Road

Hove BN3 3BQ

**Application No:** BH2023/03013

Mr Ben Eneke  
14A Riverbank  
Shoreham-by-Sea  
BN43 5YH

**BRIGHTON AND HOVE CITY COUNCIL  
THE TOWN AND COUNTRY PLANNING (GENERAL  
PERMITTED DEVELOPMENT) ORDER 2015**

**DETERMINATION UNDER SCHEDULE 2 PART 1 CLASS A**

**IN PURSUANCE of its power under the above order, the Council hereby notifies you that prior approval IS NOT REQUIRED for the following development:**

**Address:** 54 Fallowfield Crescent Hove BN3 7NQ

**Description:** 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 2.49m, and for which the height of the eaves would be 2.20m.

This decision is based on the information listed below:

In accordance with the application and plans submitted to the Council and SUBJECT to compliance with the condition(s) below:

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions in the interests of the protection of neighbouring amenity.

Informatives:

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

2. This decision is based on the drawings listed below:

PNPAEZ

Telephone: 01273 290000

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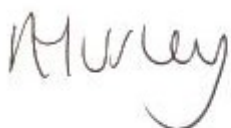
<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block Plan	FA010		23 November 2023
Proposed Drawing	FA002		6 December 2023
Proposed Drawing	FA004		6 December 2023
Proposed Drawing	FA005		6 December 2023

- 3 This written notice does not confirm whether planning permission is required for the proposed development. In order to seek confirmation that planning permission is not required, you are advised to apply for a Lawful Development Certificate.

The applicant is advised to refer to the Town and Country Planning (General Permitted Development) Order 2015 to ensure that the proposed development conforms to all relevant restrictions.

- 4 The applicant should be aware that the site may be in a radon affected area. If the probability of exceeding the Action level is 3% or more in England and Wales, basic preventative measures are required in new houses, extensions, conversions and refurbishments (BRE2011). Radon protection requirements should be agreed with Building Control. More information on radon levels is available at <https://www.ukradon.org/information/ukmaps>
- 5 With the exception of applications for LDC's, for which Form 1 is required, CIL Form 5 should be submitted for all other applications for 'general consent', including Prior Approvals and Permitted Development to determine any liability for CIL. The Commencement notice Form 6 needs to be submitted PRIOR to the commencement of any works. Further information, details and CIL forms are available on the Planning Portal, government and Council websites.

Dated this 3 January 2024



Nicola Hurley  
Interim Head of Planning  
City Development and Regeneration

**NOTICE** is given that **Section 35 of the East Sussex Act 1981** may apply to this development. This gives **Local Authorities** the power to reject applications deposited under the **Building Regulations**, unless after consultation with the fire authority they are satisfied that the plans show adequate means of access for the fire service.

**NOTE:** This decision does not give approval of plans for the purposes of the **Building Regulations 1991**. If an application for such approval has been made a decision has or will be given separately.