

# PLANNING COMMITTEE ADDENDUM

**2.00PM, WEDNESDAY, 4 NOVEMBER 2020**

**VIRTUALLY VIA MICROSOFT TEAMS**

**Presentation Application B**

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# ADDENDUM

ITEM		Page
B	BH2020/01834 - 85 Hornby Road, Brighton - Full Planning <b>RECOMMENDATION – GRANT</b> <i>Ward Affected: Moulsecoomb &amp; Bevendean</i>	1 - 20

# 85 Hornby Road

**BH2020/01834**



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City Council**

# Application Description

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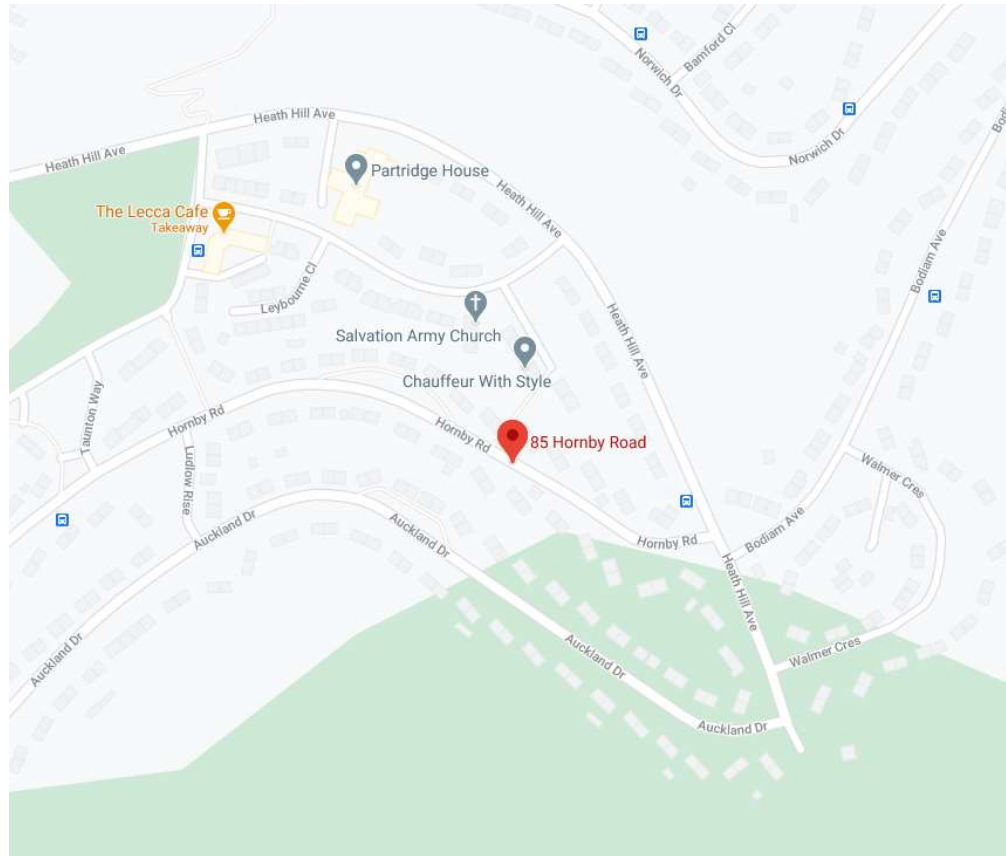
- Erection of single storey rear extension and covered cycle store. Change of use from single dwellinghouse (C3) to 6no bedroom small house in multiple occupation (C4) (Retrospective).



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# Map of application site

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# Existing Location Plan

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Location Plan 1:1250



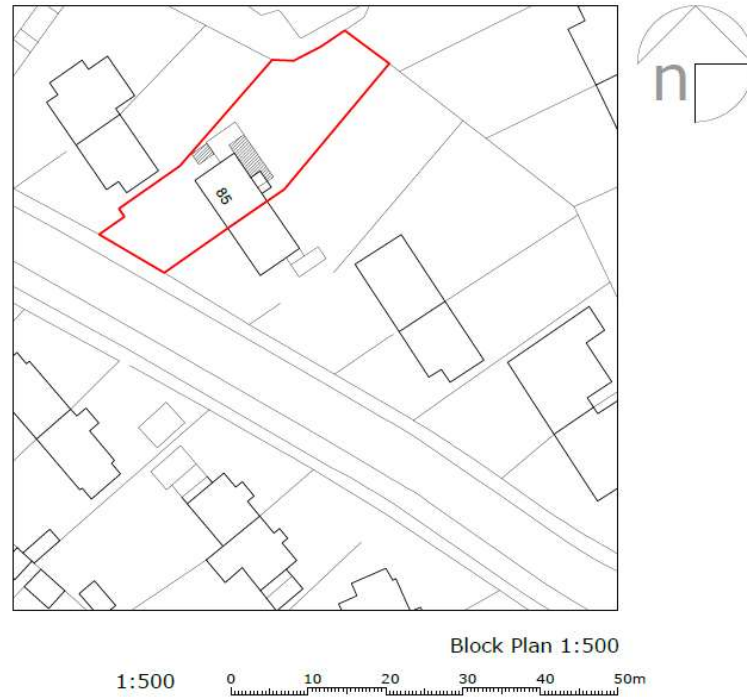
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# Existing Block Plan

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COU.01



# Aerial photo(s) of site



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# Street photo(s) of site

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Front of property



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# Rear photo(s) of site

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Rear of property

# Internal photo(s) of site



Kitchen/dining



Lounge

# Internal photo(s) of site



Bedrooms

# Other photo(s) of site



Bedrooms

# Pre-Existing Elevations

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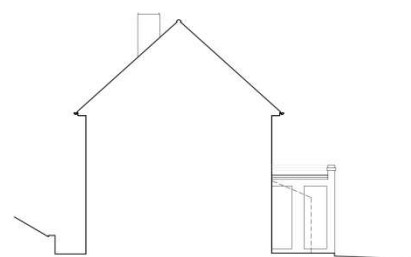
existing south-west elevation



existing north-west elevation



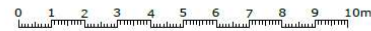
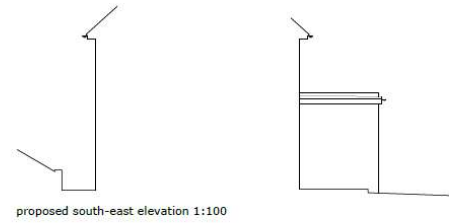
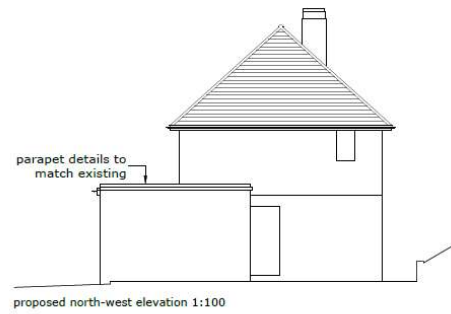
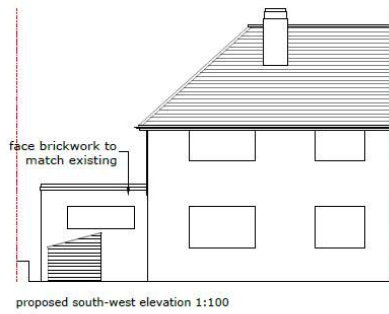
existing north-east elevation



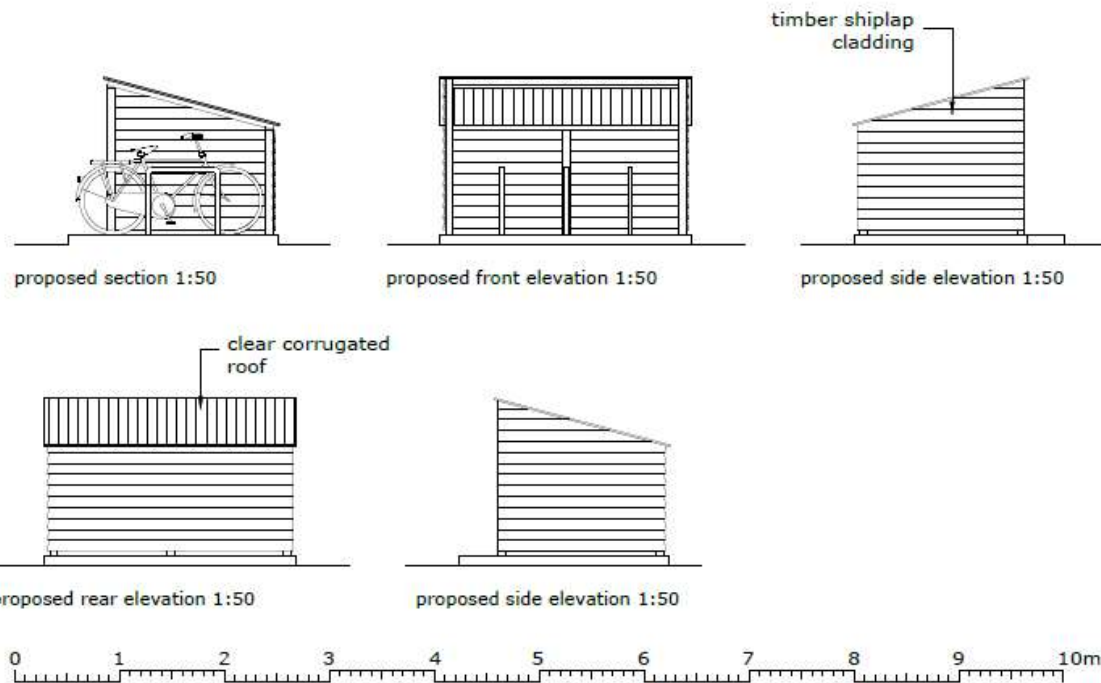
existing south-east elevation

1:100 0 1 2 3 4 5 6 7 8 9 10m

# Existing Elevations

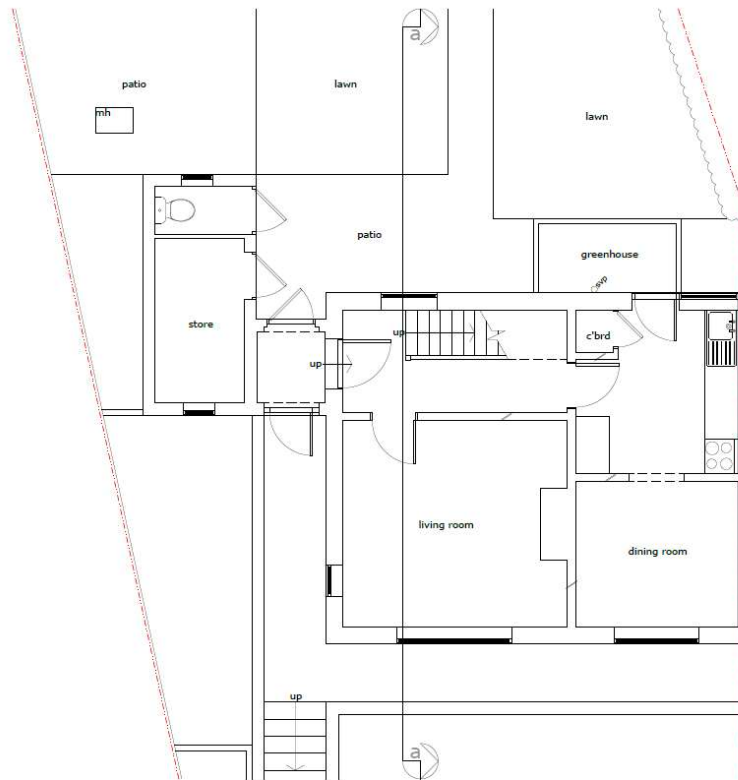


# Proposed Bike Shed Elevations

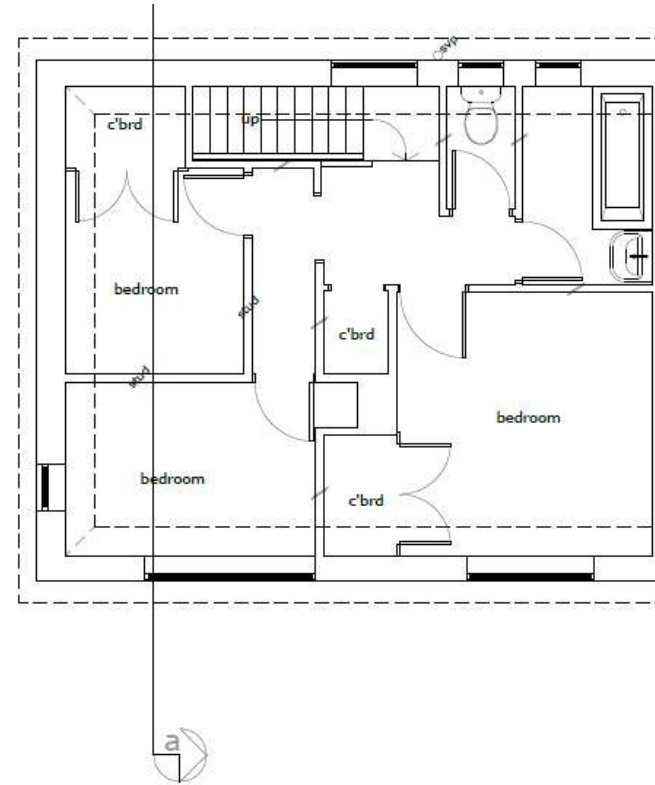




# Pre-Existing Floor Plans



existing ground floor plan 1:50

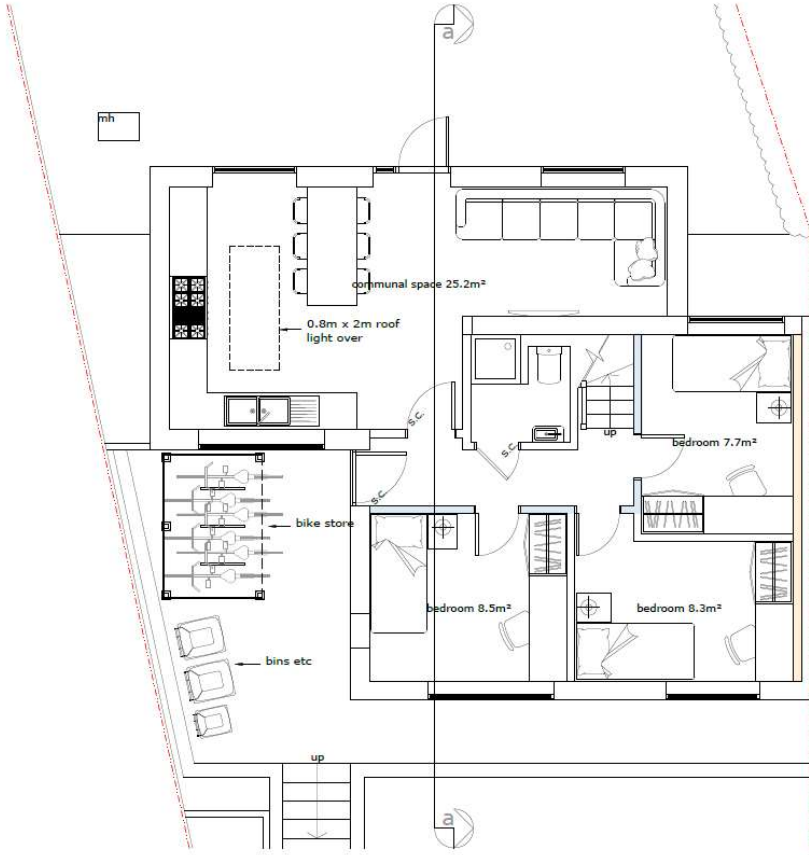


existing first floor plan 1:50

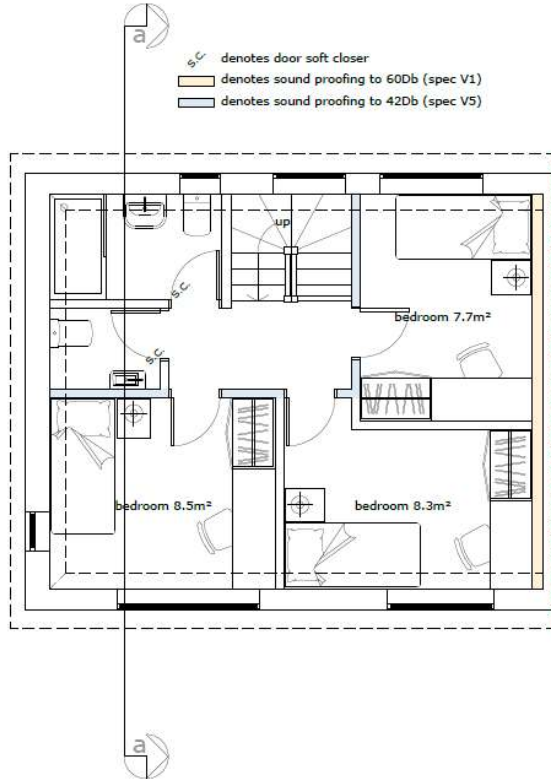
15

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# Existing Floor Plan



proposed ground floor plan 1:50

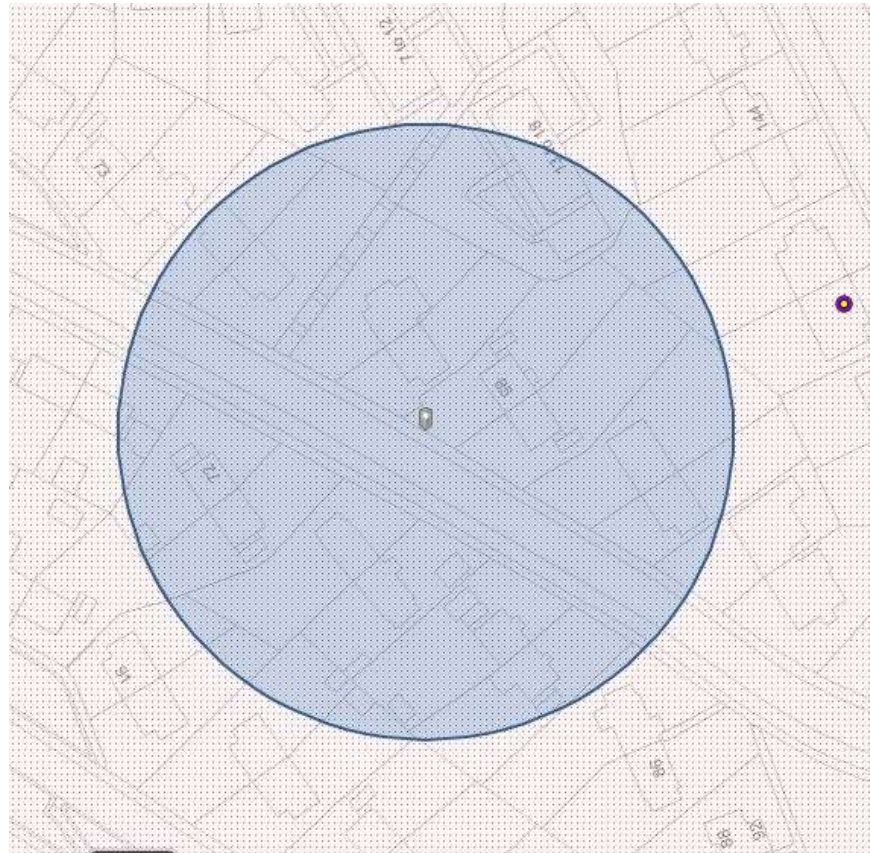


proposed first floor plan 1:50



# CP21 mapping

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No. of HMOs: 1  
No. of dwellings: 31  
CP21 %: 3.22%

# Key Considerations in the Application

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- Principle of the Change of Use
- Design and appearance of the rear extension and cycle parking
- Standard of accommodation
- Neighbour Amenity (including sound proofing details)
- Transport matters



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# Conclusion and Planning Balance

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- **Principle of the Change of Use**
  - 1 of 31 neighbouring properties within 50m are HMOs (3.22%)
  - This is in accordance with CP21 limit of 10%
- **Standard of accommodation**
  - 6 bedrooms ranging in size from 7.54sqm to 8.42sqm.
  - Each bedroom can comfortably fit a bed, desk, chair and storage furniture. All bedrooms would have circulation space, natural light and acceptable outlook.
  - The communal space is considered of sufficient size for 6 occupants.
- **Neighbour Amenity**
  - Similar level of occupation as existing use, so no significant harm to neighbour amenity.
  - Soundproofing details have been provided and installed, although soundproofing is not required to meet policies.
- **Transport matters**
  - The development is acceptable in relation to transport matter. There is not expected to be a significant impact on the local highway network or parking as a result of this development.
  - Acceptable cycle parking has already been installed at the property and there are sufficient spaces for the number of occupiers
- **The proposed development is considered acceptable and in accordance with Development Plan Policies.**



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