

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 4 NOVEMBER 2020

VIRTUALLY VIA MICROSOFT TEAMS

Presentation Application G

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ADDENDUM

ITEM		Page
G	BH2020/02027 -61 Ashurst Road, Brighton - Full Planning RECOMMENDATION – GRANT <i>Ward Affected: Moulsecoomb & Bevendean</i>	1 - 14

61 Ashurst Road

BH2020/02027



**Brighton & Hove
City Council**

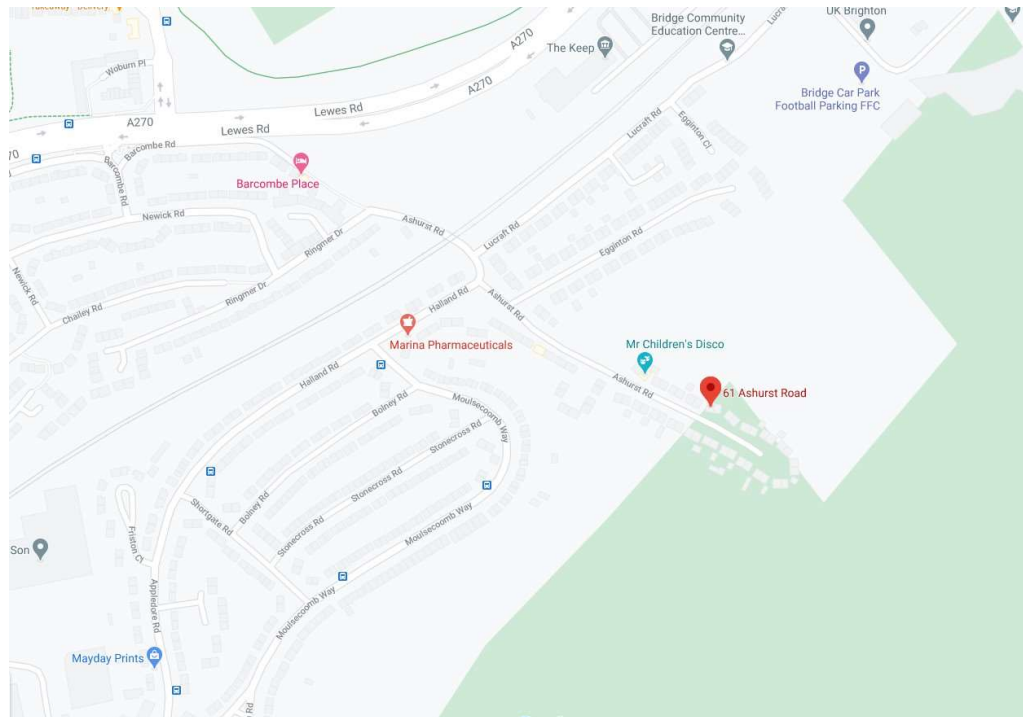
Application Description

- Change of use from four bedroom dwelling (C3) to four bedroom small house in multiple occupation (C4).



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City Council

Map of application site



Existing/Proposed Location Plan



OS MAP - SCALE 1:500

Scale in Metres

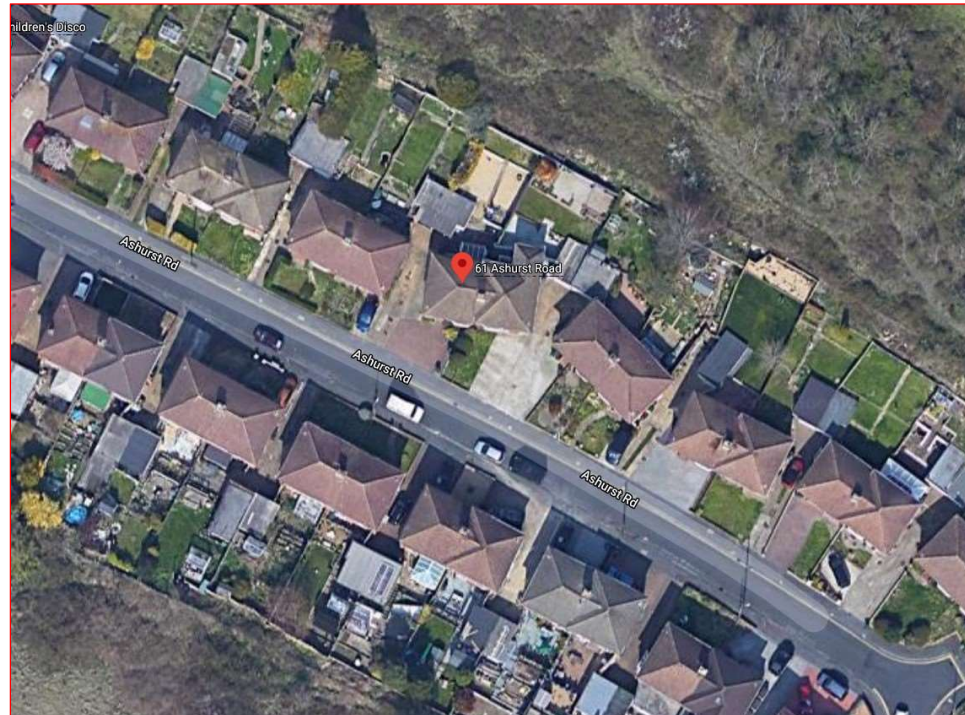


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7046/001



Aerial photo(s) of site



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City Council

CP21 Mapping



No. of HMOs: 2
No. of dwellings: 21
CP21 %: 9.5%



Street photo of site



Other photo(s) of site



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City Council

Split of uses/Number of units

- Proposed use would be as a four bedroom House in Multiple Occupation

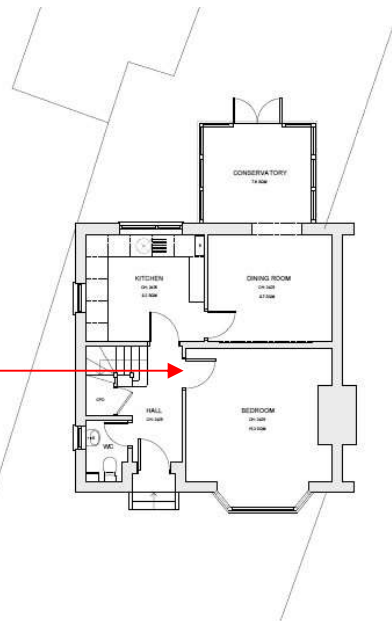
Existing Floor Plans



ID

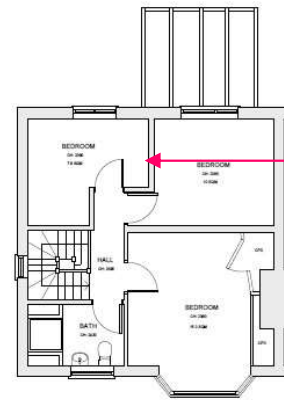
Proposed Rear Elevation

Re-positioned door to ground floor bedroom



Ground Floor Plan - Proposed - 1:100@A3
Scale in Metres

Altered room layout



First Floor Plan - Proposed - 1:100@A3
Scale in Metres

ID



Key Considerations in the Application

- Principle of the change of use
- Standard of accommodation
- Amenity impacts of the proposal
- Transport implications

Conclusion and Planning Balance

- There are not more than 10% of nearby buildings in HMO use
- Standard of accommodation suitable for occupation by 4 people
- No external changes
- Impact on neighbouring amenity considered to be acceptable
- No significant transport impacts

