

# **PLANNING COMMITTEE ADDENDUM 10 166 Heath Hill Avenue Presentation**

**2.00PM, WEDNESDAY, 13 JANUARY 2021**

**VIRTUAL**

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# ADDENDUM

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# 166 Heath Hill Avenue

**BH2020/03006**



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City Council**

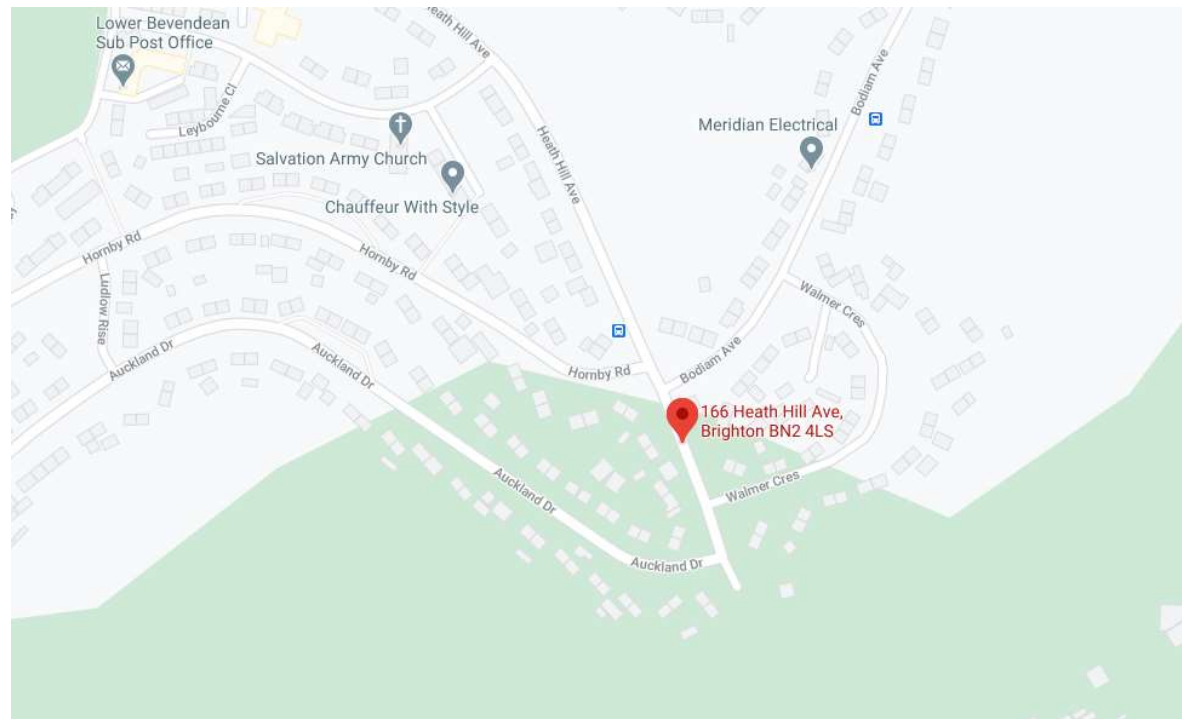
# Application Description

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- Change of use from 6no. bedroom small House in Multiple Occupation (C4) to 8no. bedroom large House in Multiple Occupation (Sui Generis).
- NB. the change of use from a dwellinghouse (C3) to HMO (C4) was approved under a previous application (BH2018/00095) which has been implemented and forms the existing use of the site.

# Map of application site

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# Existing Location Plan

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Location Plan 1:1250



SUI.01 REV A





# Aerial photo(s) of site



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# 3D Aerial photo of site

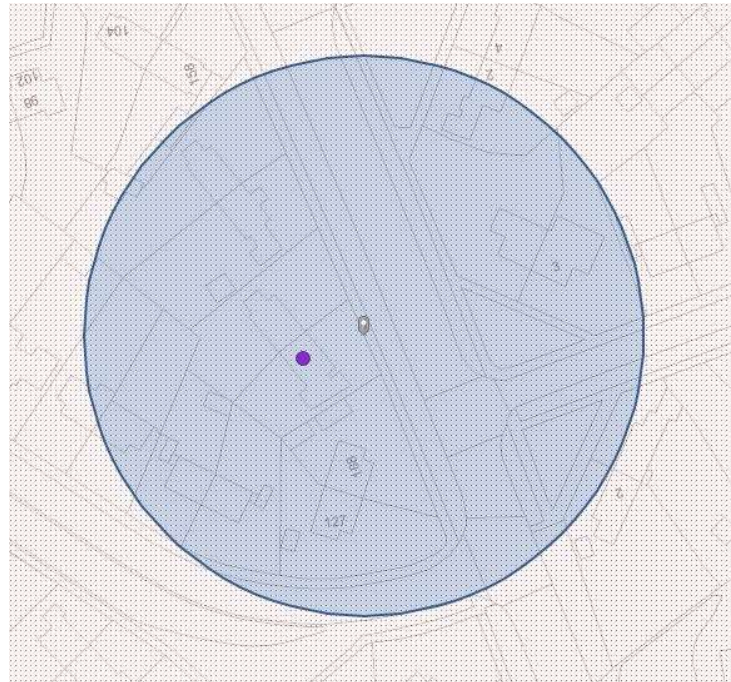
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# HMO Mapping

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Number of  
neighbouring  
properties: 16

Number of  
neighbouring  
properties in lawful  
HMO use: 0

Percentage of  
neighbouring  
properties in HMO  
use: 0%

Undertaken December 2020

# Street photo(s) of site

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Pre-loft conversion – front elevation

# Other photo(s) of site

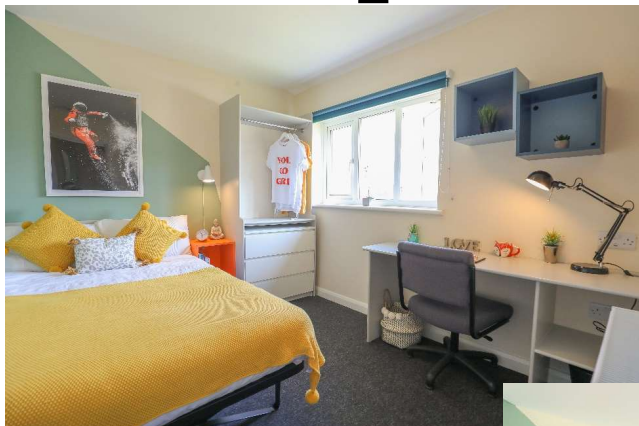


Communal living space as existing – 6 occupants

# Other photos of site



# Other photos of site



# Other photo(s) of site

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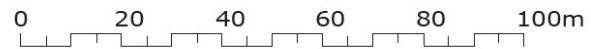


# Existing Block Plan

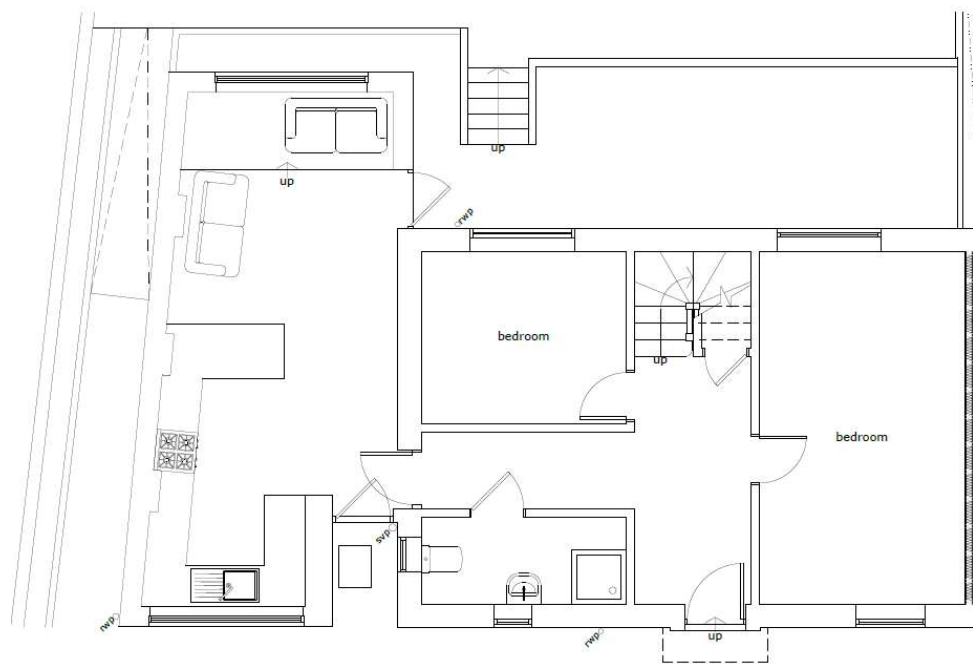
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Block Plan 1:500



# Existing Ground Floor Plan



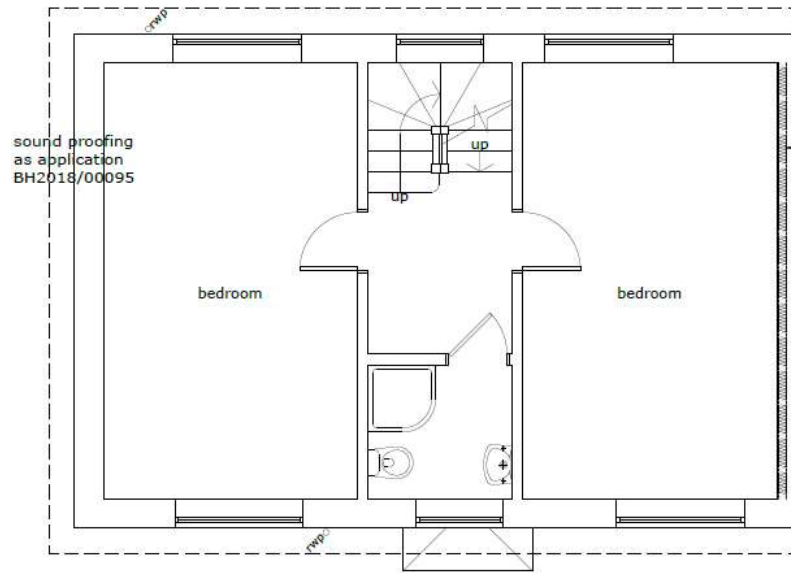
Sound proofing  
as application  
BH2018/00095.

existing ground floor plan 1:50

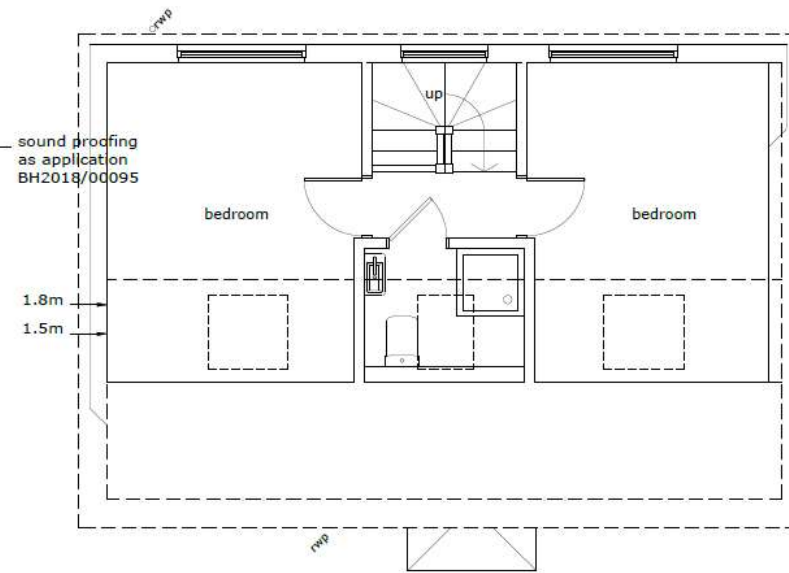


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# Existing First & Loft Floor Plans

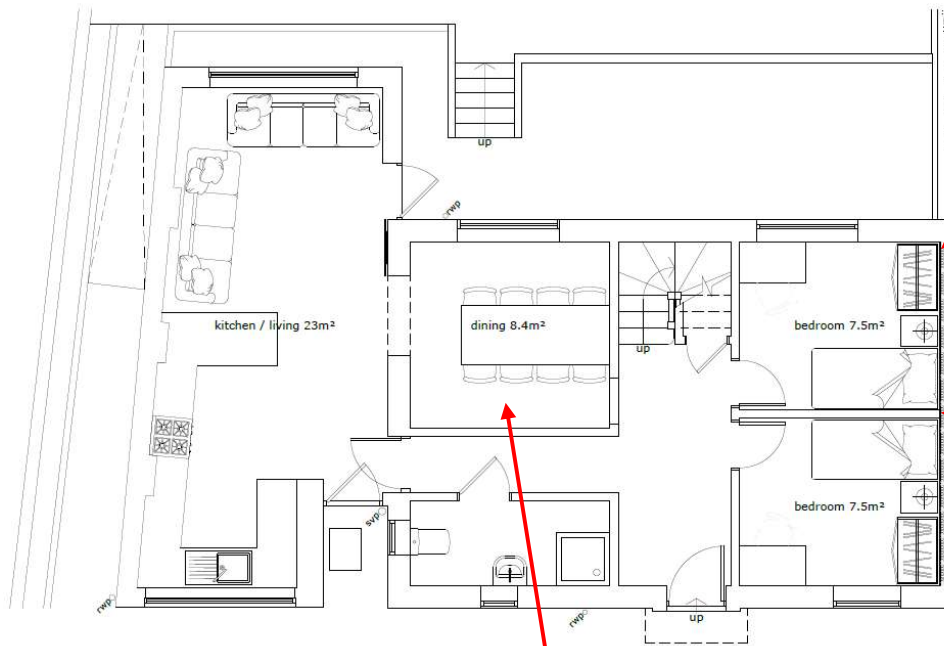


existing first floor plan 1:50



existing second floor plan 1:50

# Proposed Ground Floor Plan



proposed ground floor plan 1:50

Sound proofing as application BH2018/00095 to be retained.

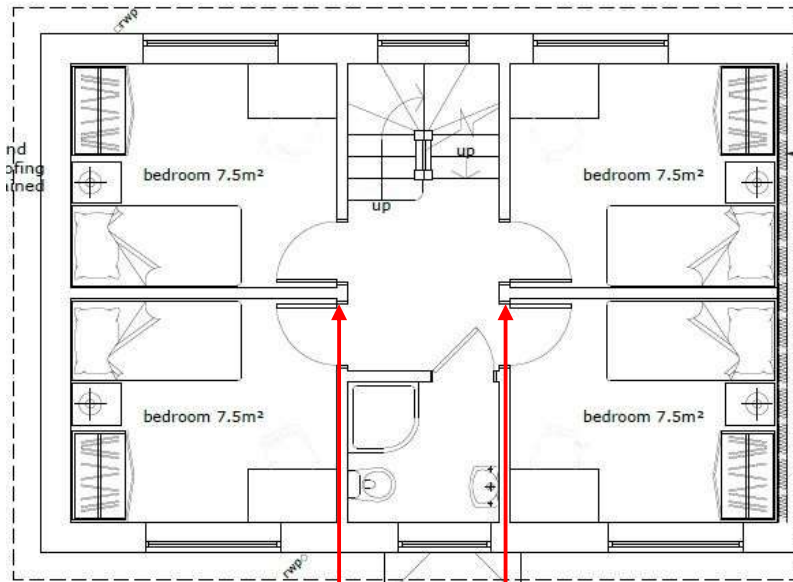
Larger bedroom split into two bedrooms.

More communal space created by turning existing bedroom into dining area with associated internal alterations



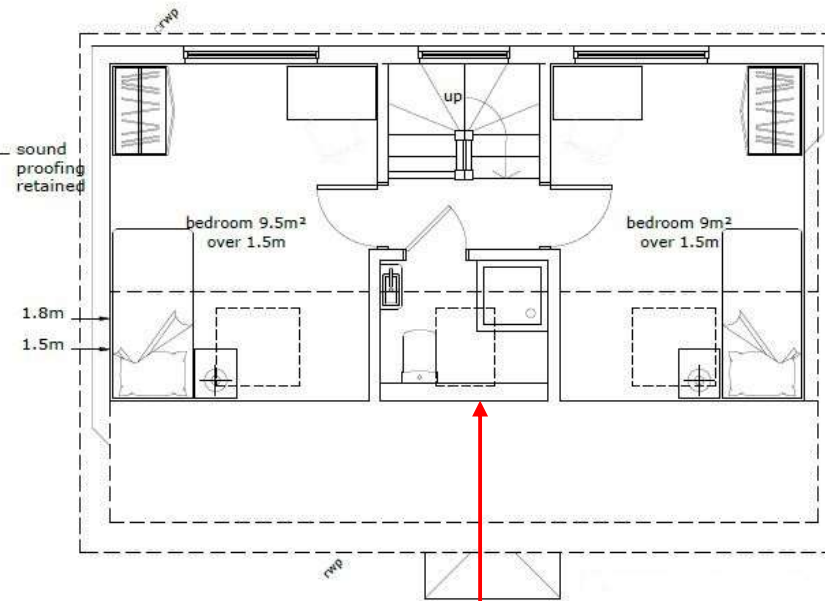
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# Proposed First and Loft Floor Plans



proposed first floor plan 1:50

Internal alterations splitting two larger first floor bedrooms into 4 single rooms



proposed second floor plan 1:50

Loft conversion and rear dormer approved under BH2019/00921.

No changes to loft layout under this application

# **Key Considerations in the Application**

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- Principle of Change of Use
- Standard of Accommodation
- Impact on Amenity
- Transport matters



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# Conclusion and Planning Balance

- Complies with Policy CP21 of the City Plan Part One; would not result in an over-concentration of HMOs within a 50m radius.
- Acceptable standard of accommodation for the eight occupiers.
- Unlikely to result in significant additional harm to the neighbouring residents.
- No significant impact on local highway. Sufficient cycle parking on site would meet the need of the proposed additional occupiers without any alteration required.
- **The proposal is therefore recommended for approval.**

