

PLANNING COMMITTEE ADDENDUM 11 95 Heath Hill Avenue Presentation

2.00PM, WEDNESDAY, 13 JANUARY 2021

VIRTUAL

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ADDENDUM

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95 Heath Hill Avenue

BH2020/03070



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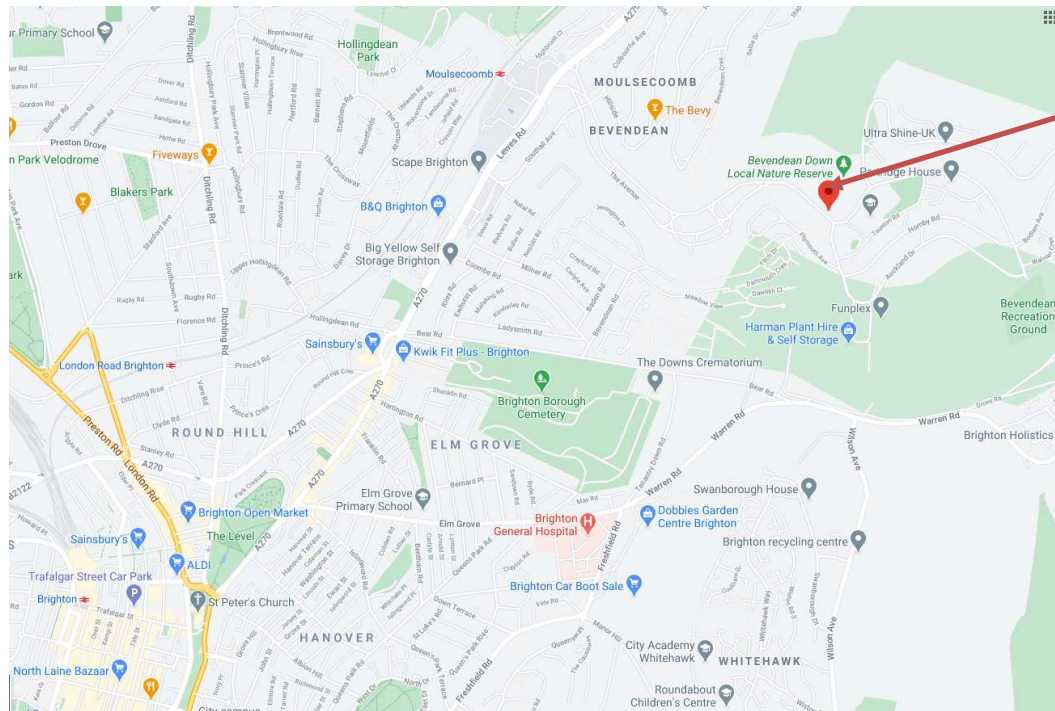
Application Description

- Change of use from 6no. bedroom small House in Multiple Occupation (C4) to 9no. bedroom large House in Multiple Occupation (Sui Generis).
- Proposals also incorporate: the erection of a single storey rear extension; acoustic fencing; the installation of a side window; and the creation of 2no. car parking spaces.



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Map of application site



Application site



Location Plan



Location Plan 1:1250
0 20 40 60 80 100m

4

ID

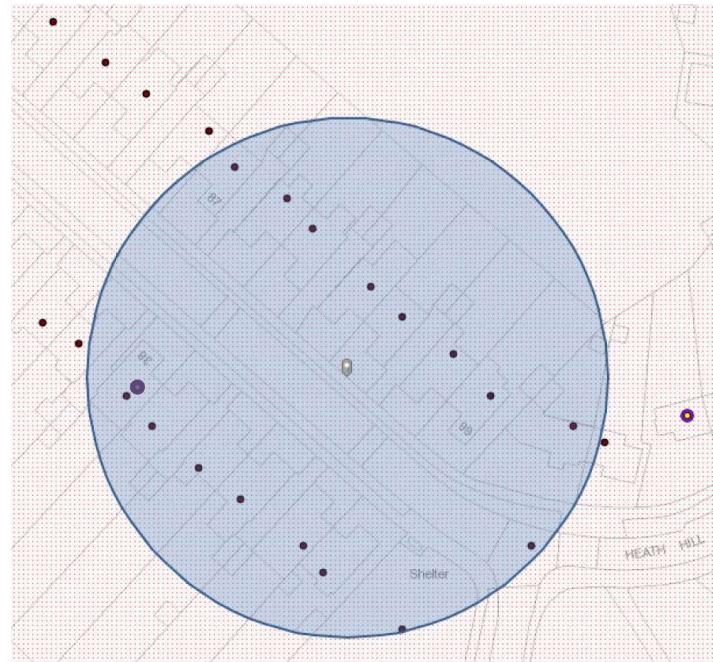


3D Aerial photo of site



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HMO Mapping



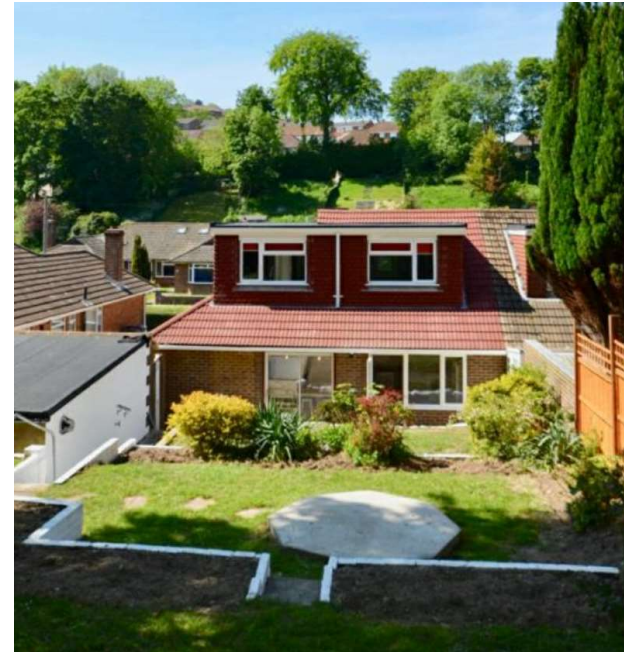
Undertaken December 2020

Number of
neighbouring
properties: 17

Number of
neighbouring
properties in lawful
HMO use: 1

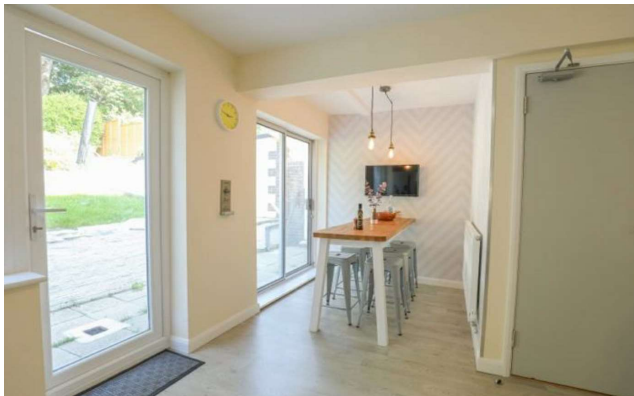
Percentage of
neighbouring
properties in HMO
use: 5.9%

Front and rear photo(s) of site



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Interior photo(s) of site



Proposed Block Plan

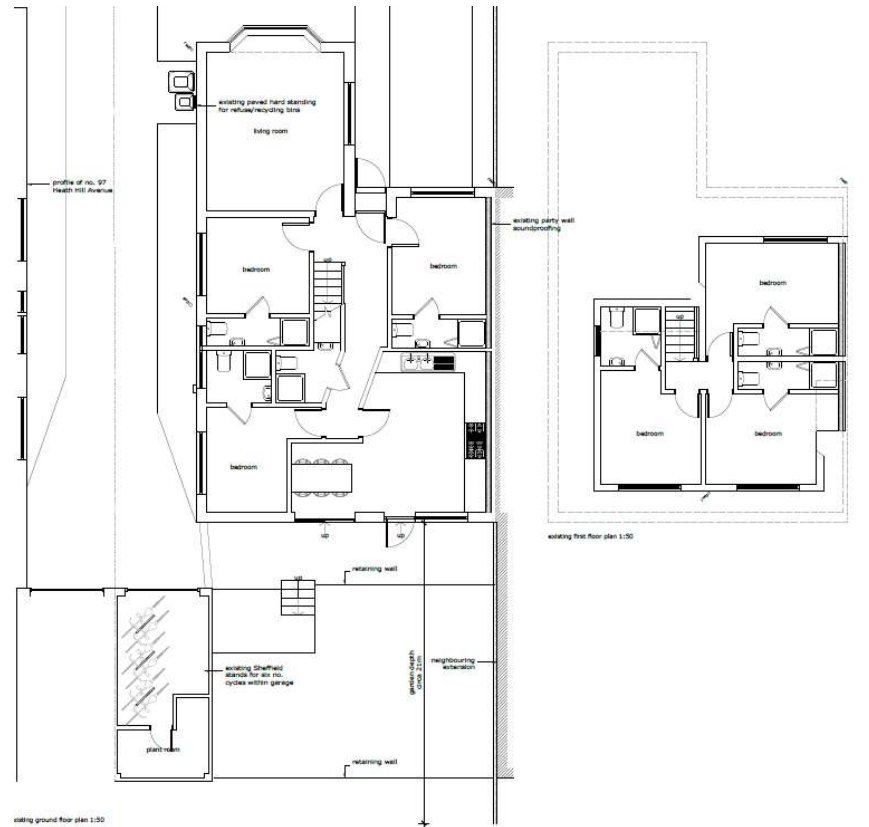


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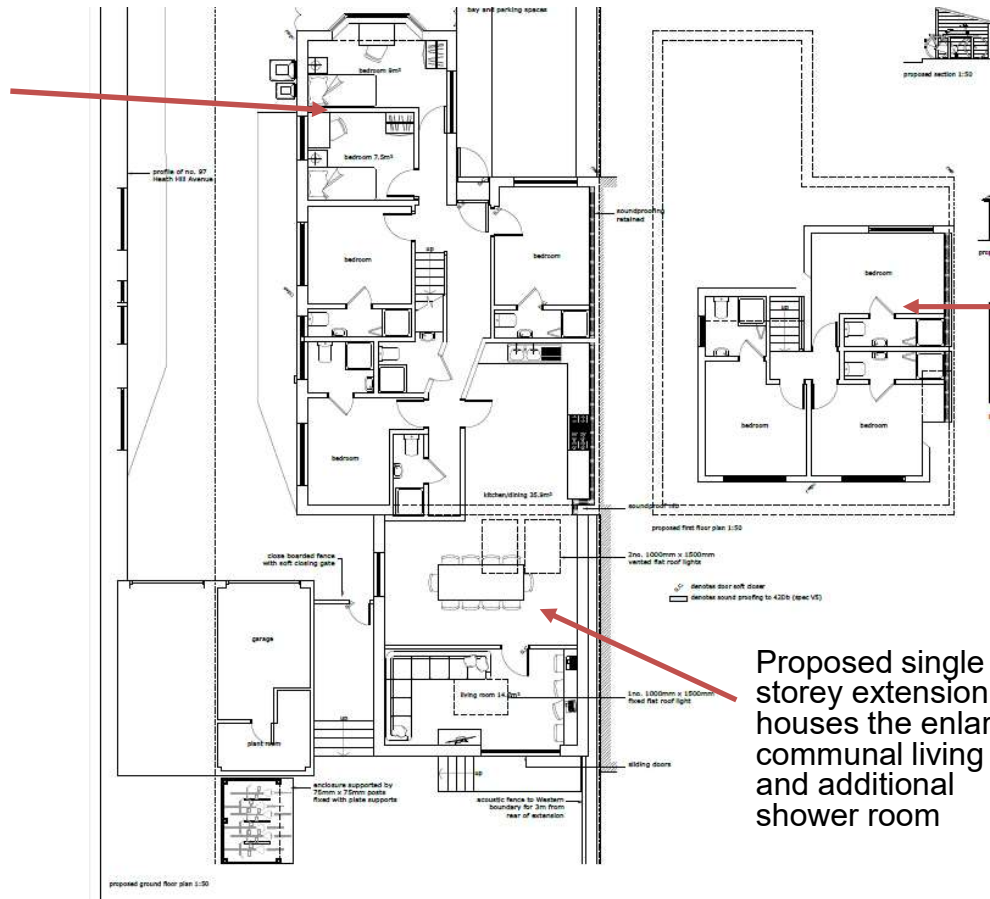


Existing ground and first floor plans



Proposed ground and first floor plans

2 additional bedrooms provided to the front of the property



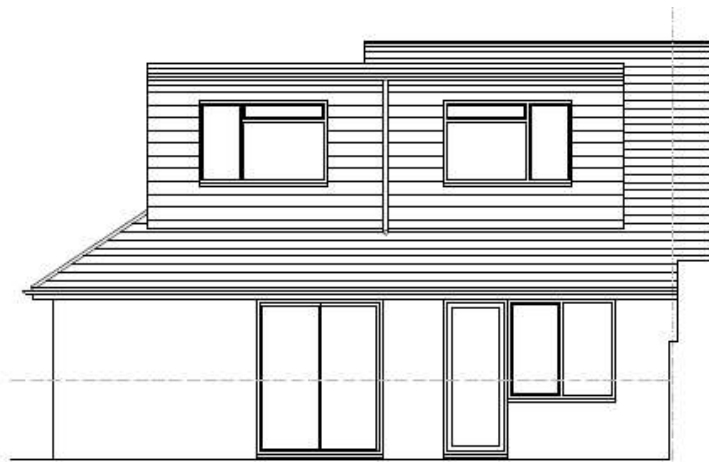
No changes proposed at first floor. This layout is as approved under application BH2018/02532

Proposed single storey extension houses the enlarged communal living area and additional shower room



Existing and proposed Rear Elevation

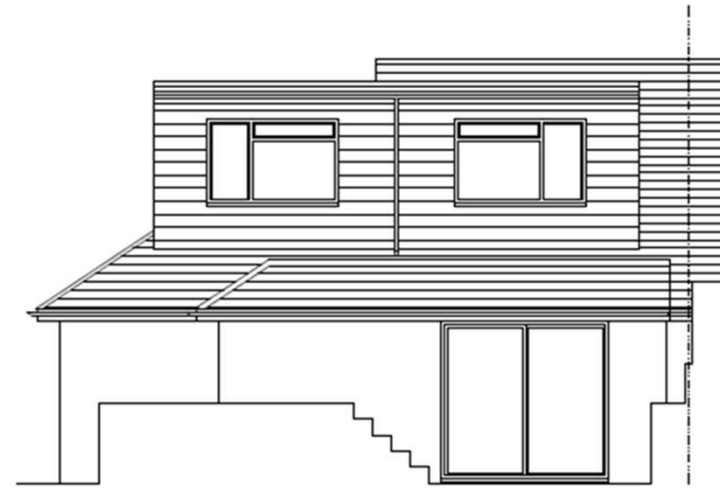
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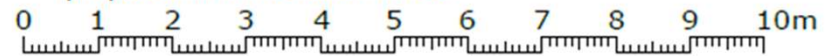
existing rear elevation 1:100



Existing rear elevation



proposed rear elevation 1:100

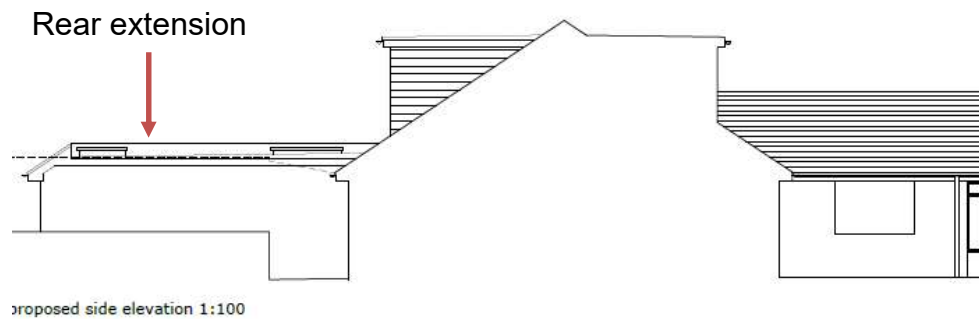


Proposed rear elevation

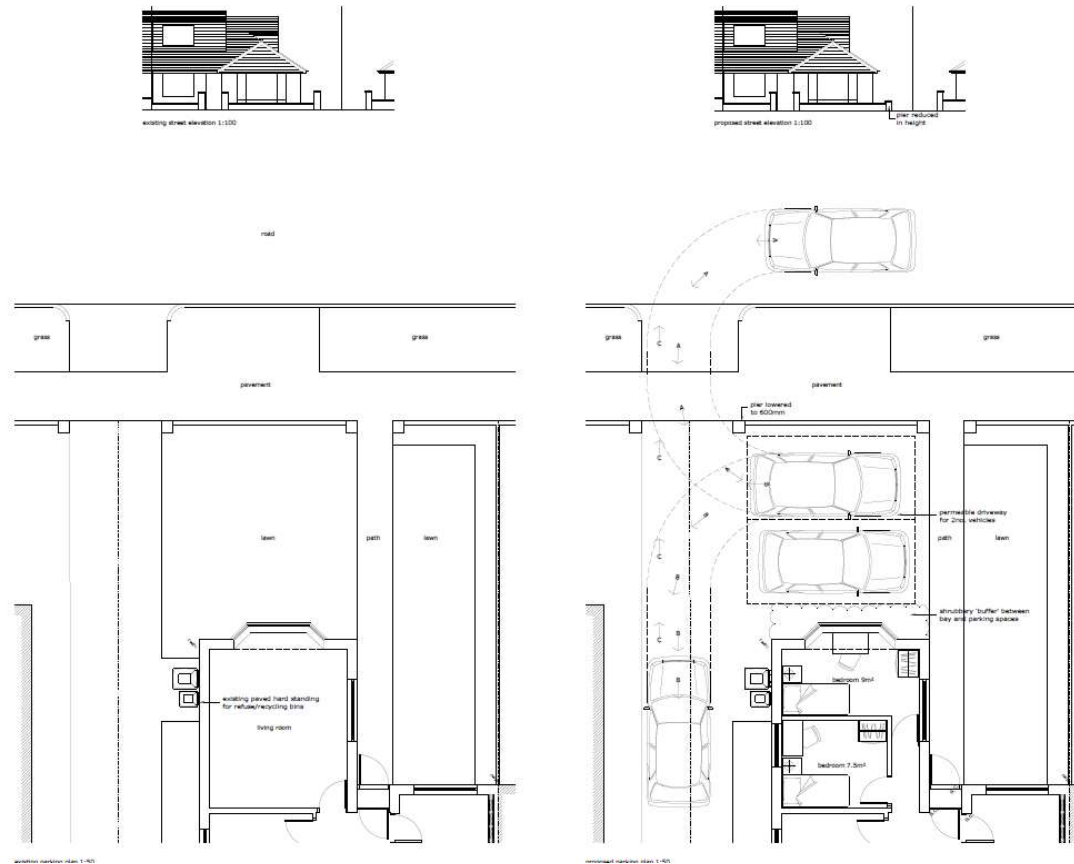


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Proposed side elevations of the rear extension



Existing and proposed parking layout



Key Considerations in the Application

- Principle of the Change of Use
- Standard of Accommodation
- Neighbour Amenity
- Transport matters



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Conclusion and Planning Balance

- Complies with Policy CP21 re. concentration of HMOs in area.
- Design and appearance of the extension is considered acceptable. No objection was raised on the previous application in relation to this aspect of the scheme (BH2019/03433).
- Standard of accommodation is acceptable. No objection was raised on the previous application in relation to this aspect of the scheme (BH2019/03433) .
- The increase of two further occupants would not result in significant impact on neighbouring amenity
- No highways objection
- The application is therefore recommended for **approval**.