

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 9 JUNE 2021

VIRTUAL

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ADDENDUM

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1 Falmer Gardens

BH2021/00779



Brighton & Hove
City Council

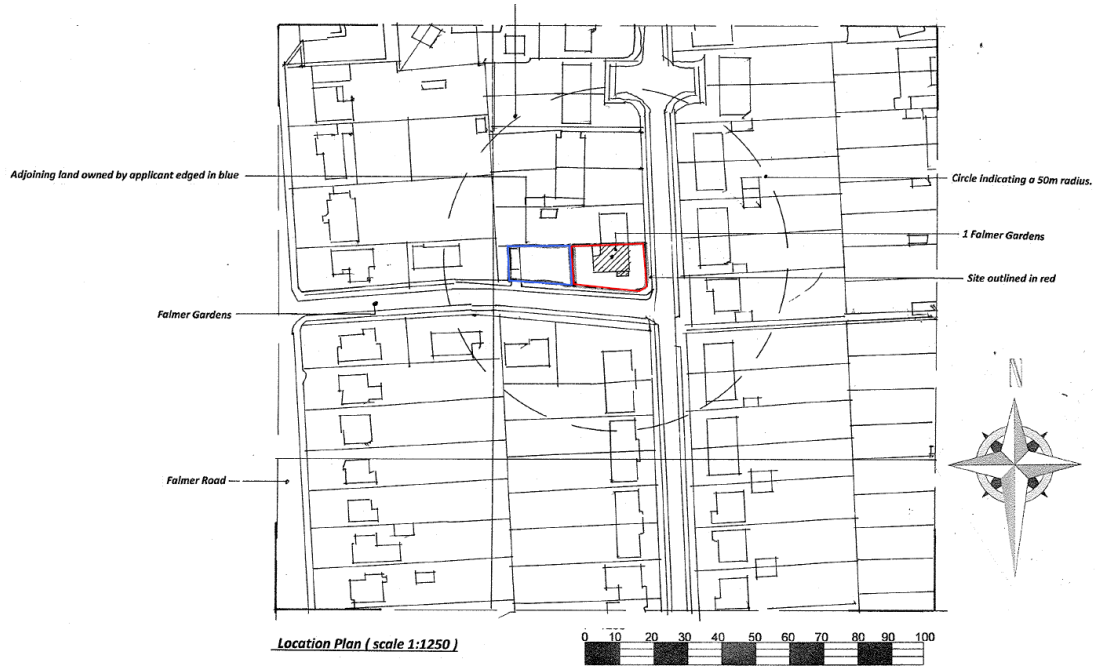
Application Description

- Change of use from a 5 bedroom single residential dwellinghouse (C3) to 5no bedroom small house in multiple occupation (C4).

Map of application site – including HMOs within 50m buffer



Existing and Proposed Location Plan



From the information indicated on the council website no other houses in multiple occupation are indicated with this 50m radius

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Aerial photo(s) of site



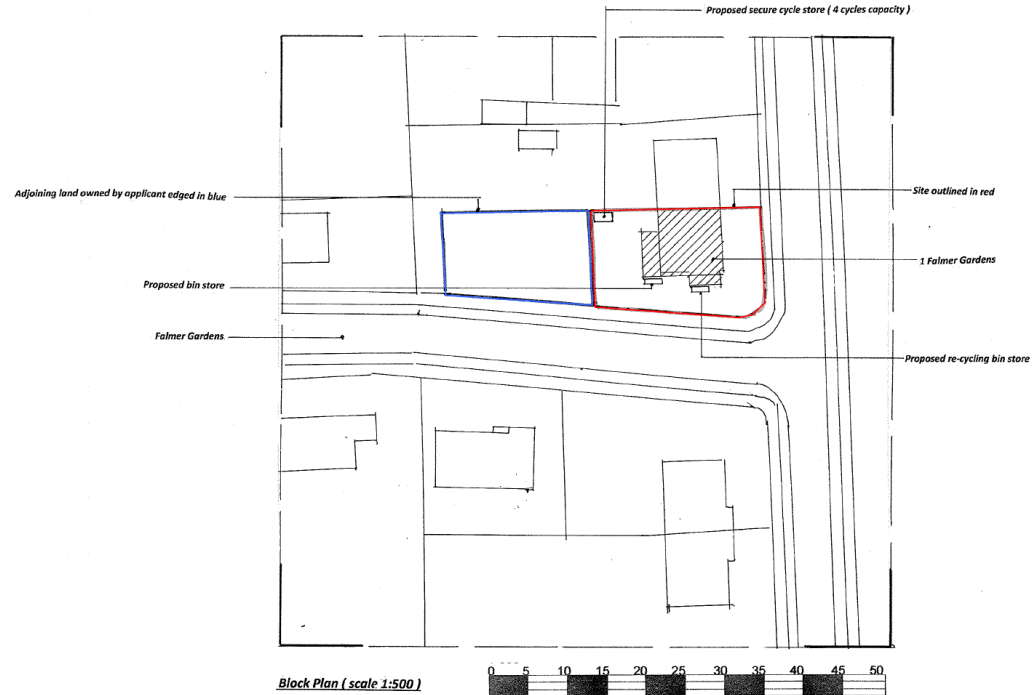
3D Aerial photo of site



Street photo(s) of site



Existing and Proposed Block Plan



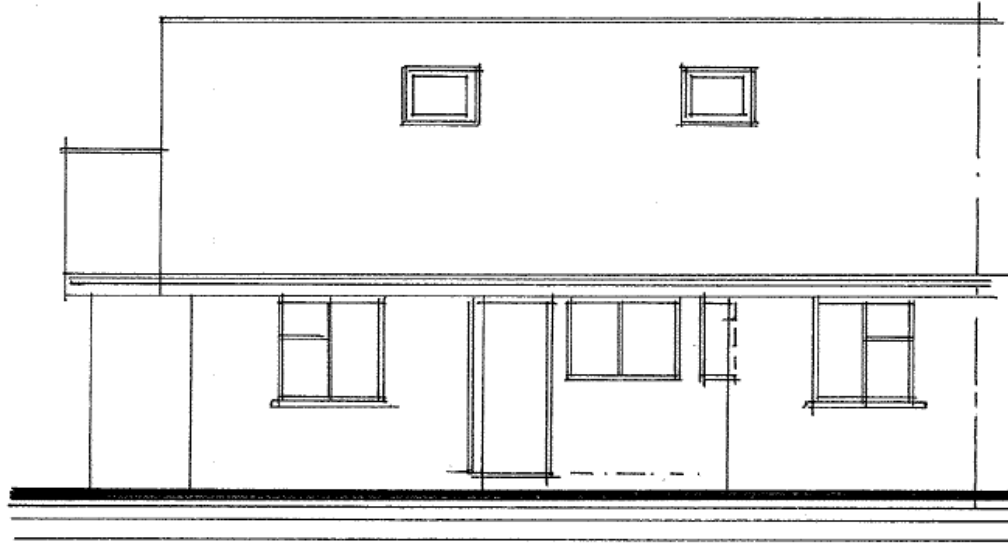
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Number of units

- Proposed use of the current dwelling house as a five (5) bedroom small House in Multiple Occupation

Existing and Proposed Front Elevation



Proposed Front Elevation (east)

Note :-There are no alterations to the elevations



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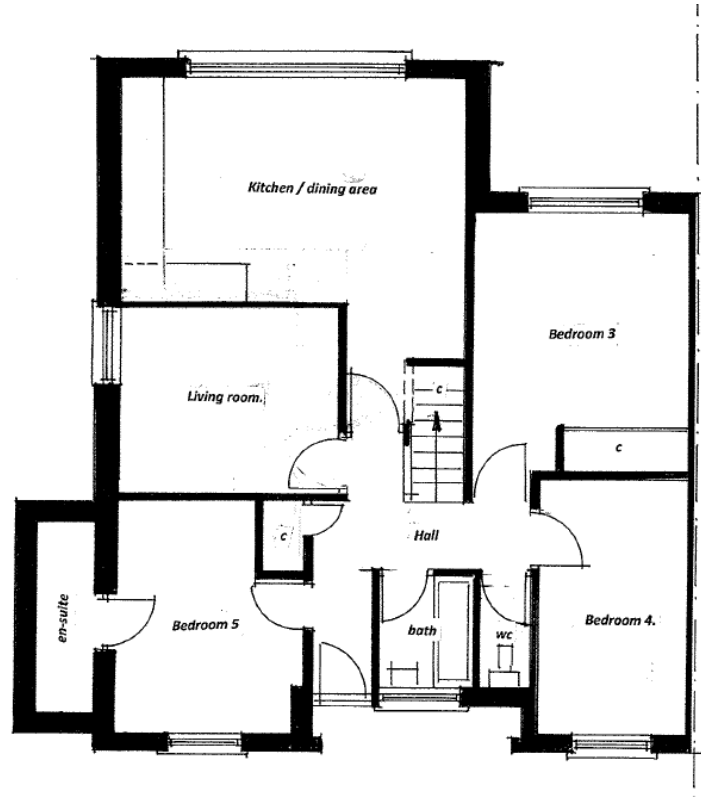
Existing and Proposed Rear Elevation



Proposed Rear Elevation (west)

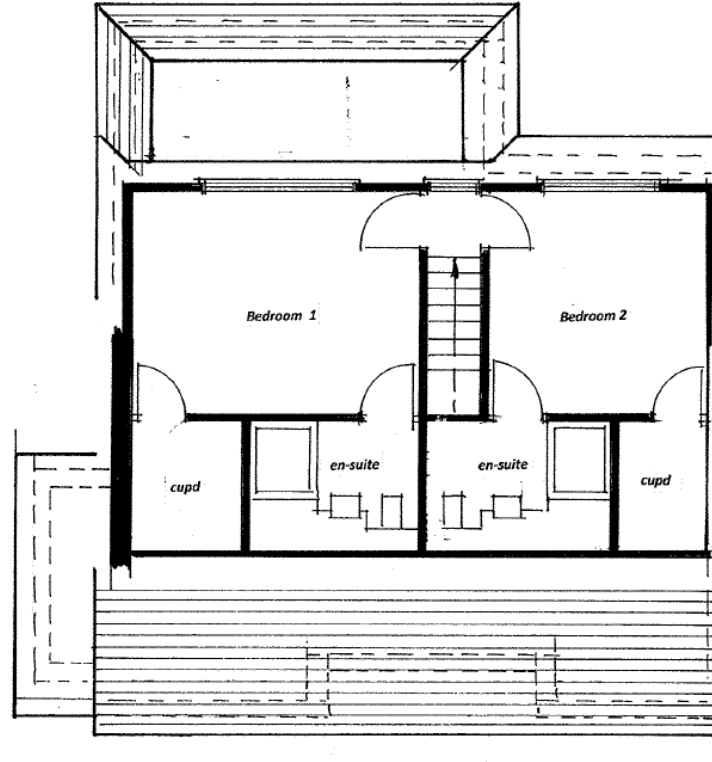
Note :-There are no alterations to the elevations

Proposed Ground Floor Plan



Proposed Ground Floor Plan

Proposed First Floor Plan



Proposed First Floor Plan

Key Considerations in the Application

- Principle of development (CP21)
- Standard of Accommodation
- Impact on amenity
- Transport/parking

Conclusion and Planning Balance

- No nearby HMOs
- Bedrooms all suitable for single occupancy
- Communal space sufficient for 5 people
- Good outlook/natural light from all rooms
- Suitable parking capacity within the area

