

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 1 SEPTEMBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM	Page
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138 Edward Street

BH2021/01030



**Brighton & Hove
City Council**

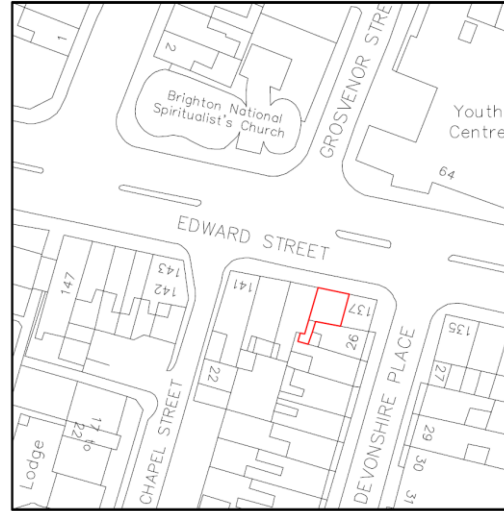
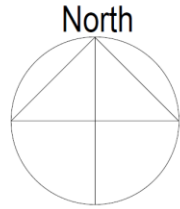
Application Description

- (Part Retrospective) Change of use from retail at ground floor (E) and residential 3no bedroom maisonette (C3) to 4no bedroom house in multiple occupation (C4).

3D Aerial photo of site



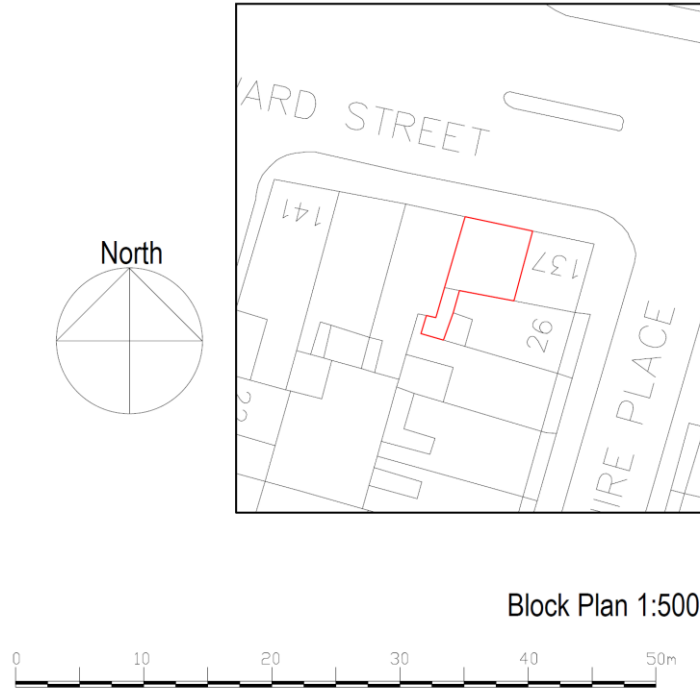
Location Plan



Location Plan 1:1250



Block Plan



HMO Mapping

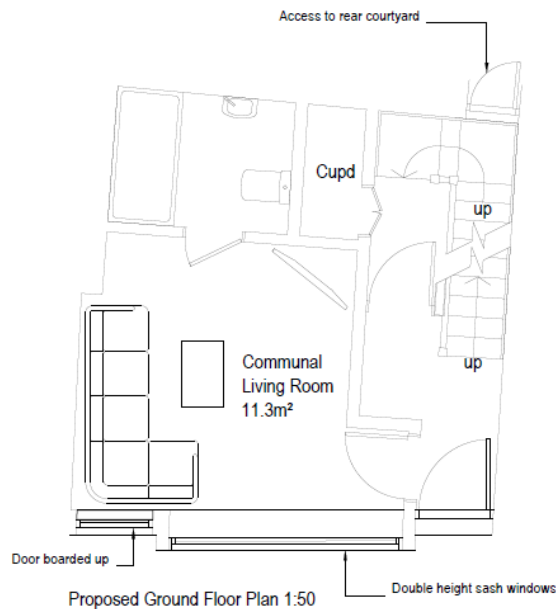
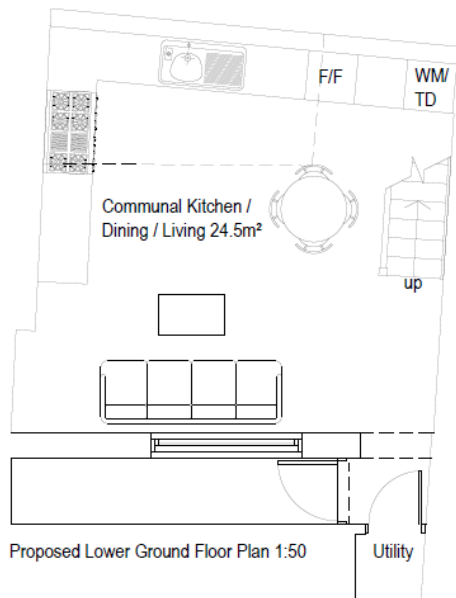


81 Properties

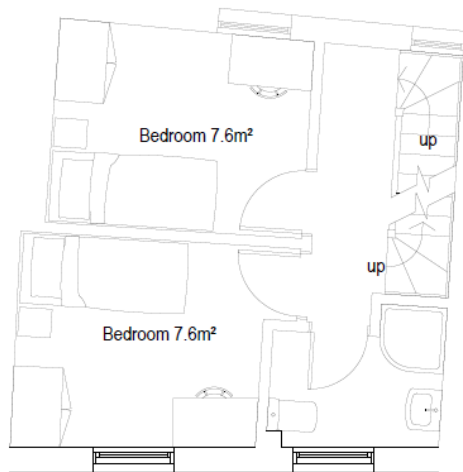
2 HMOs

2.4%

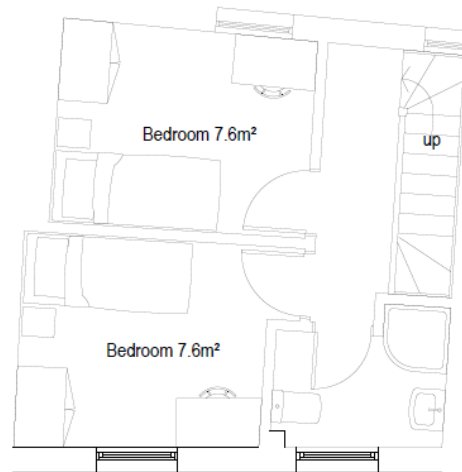
Proposed Lower and Ground Floor



Proposed First and Second Floor



Proposed First Floor Plan 1:50



Proposed Second Floor Plan 1:50

Front Elevation



Street View West

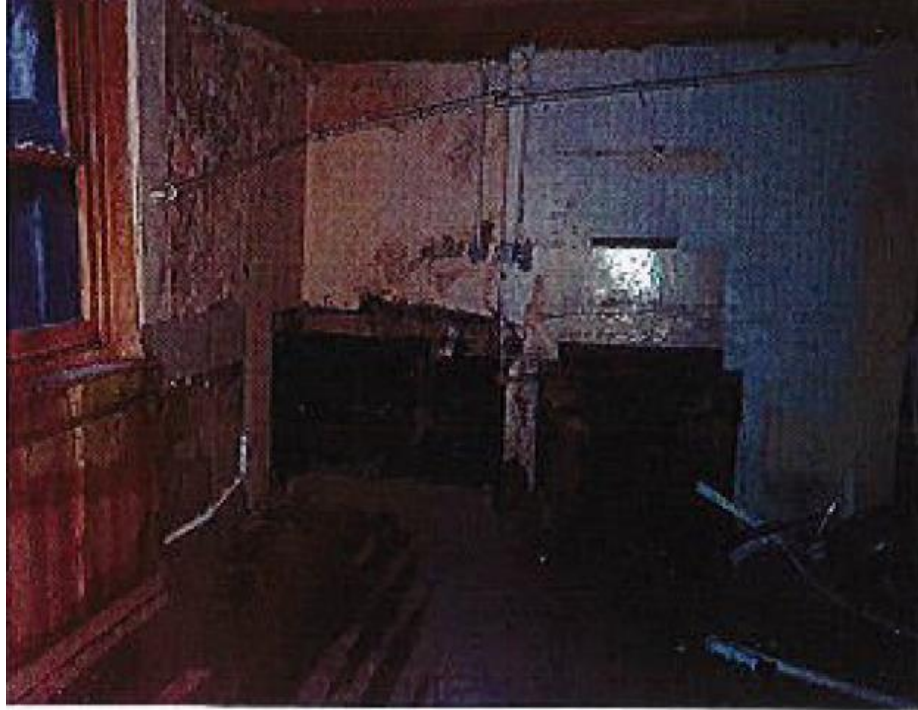


Google

Street View East



Interior Shop



Key Considerations in the Application

- Principle of development
- Standard of Accommodation
- Neighbour Amenity
- Transport

Conclusion and Planning Balance

- Complies with Policy CP21.
- No net loss of retail uses.
- Standard of Accommodation Acceptable.
- Impact on amenity of neighbouring residents, and highway considered acceptable.

Recommend: Approve