

Flat at 39 Guildford Road

BH2020/00235



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City Council**

Application Description

- Proposal is to convert a 3 bedroom maisonette to a 4 bedroom small HMO (C4 Use Class)
- No external alterations are proposed



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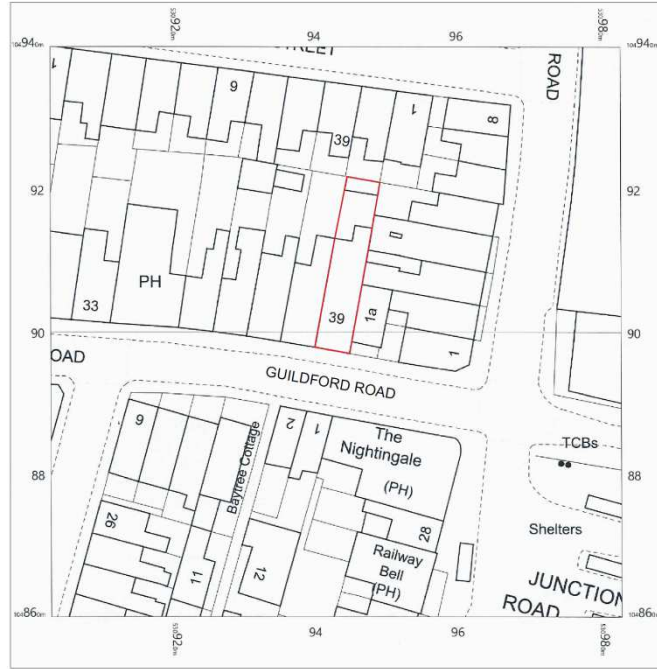
Location Plan



LOCATION PLAN
SCALE 1:1250



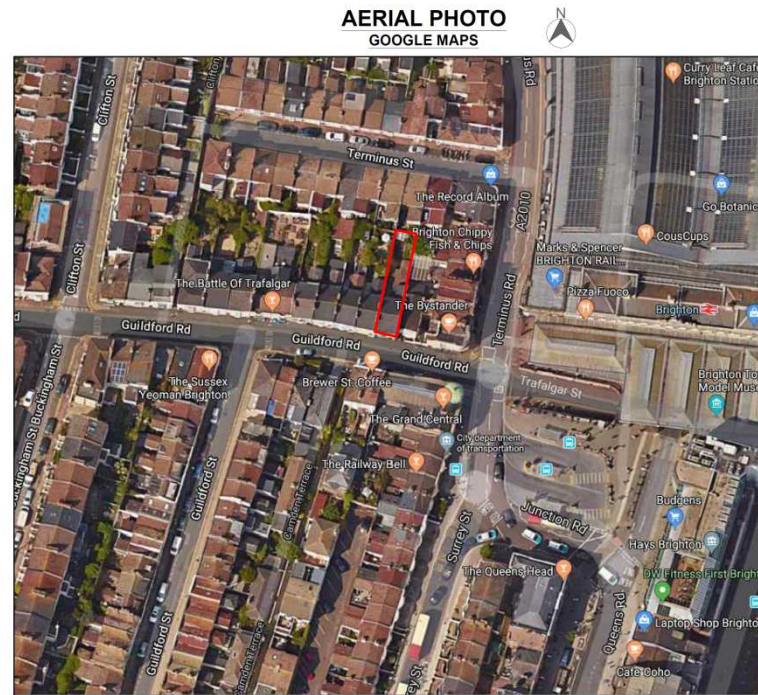
Block Plan



BLOCK PLAN
SCALE 1:500



Aerial photo(s) of site



107

A-01



3D Aerial photo of site



Street photo of site



Photo without scaffolding



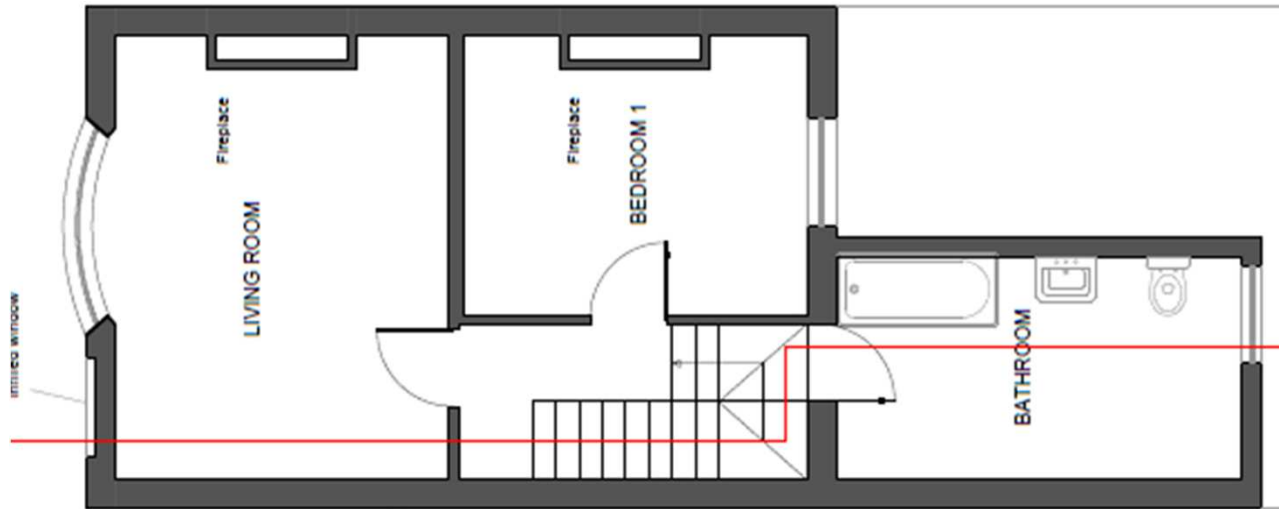
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Rear of property

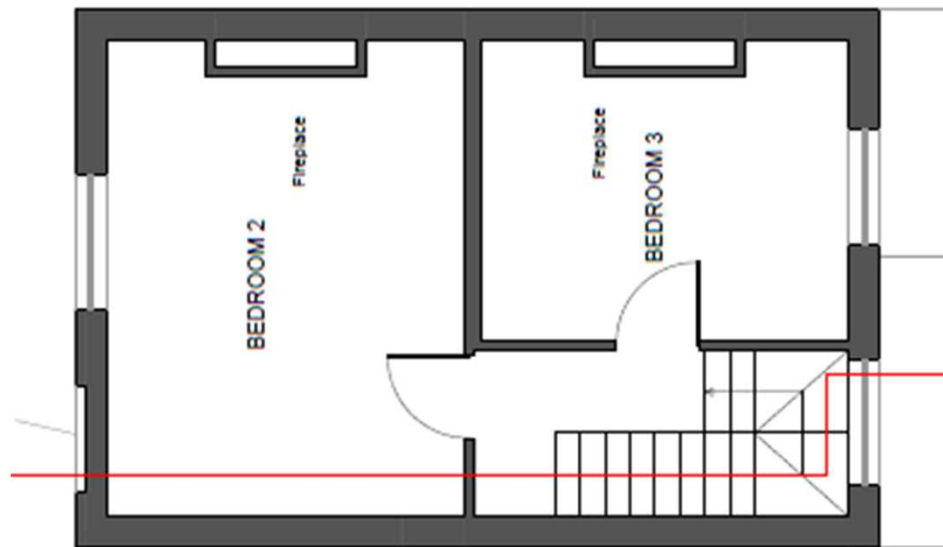


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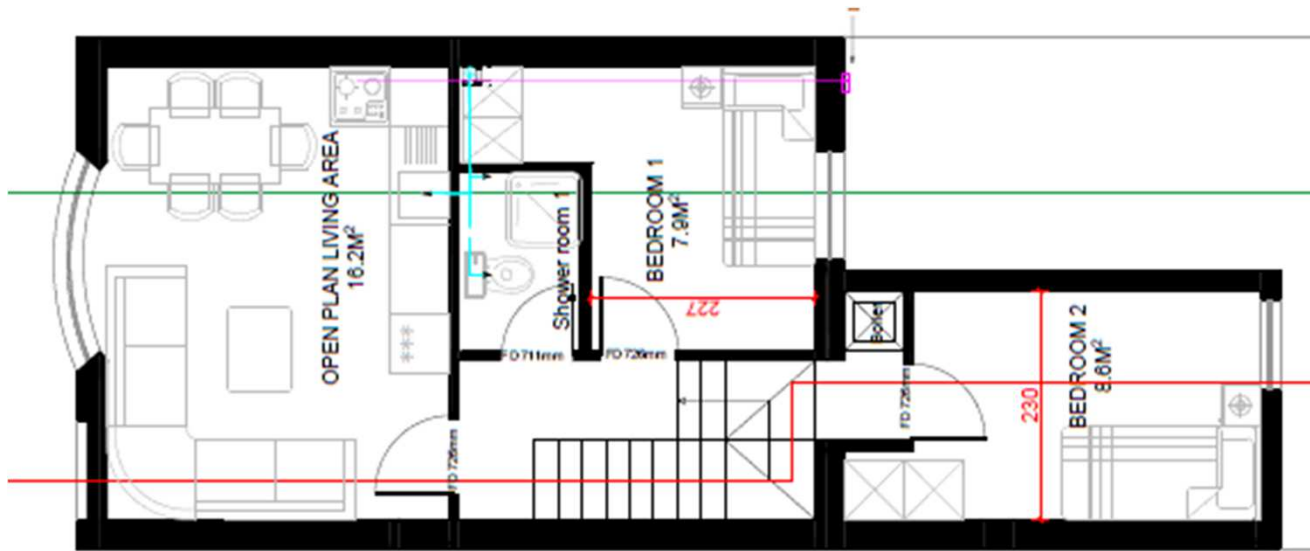
Existing first floor plan



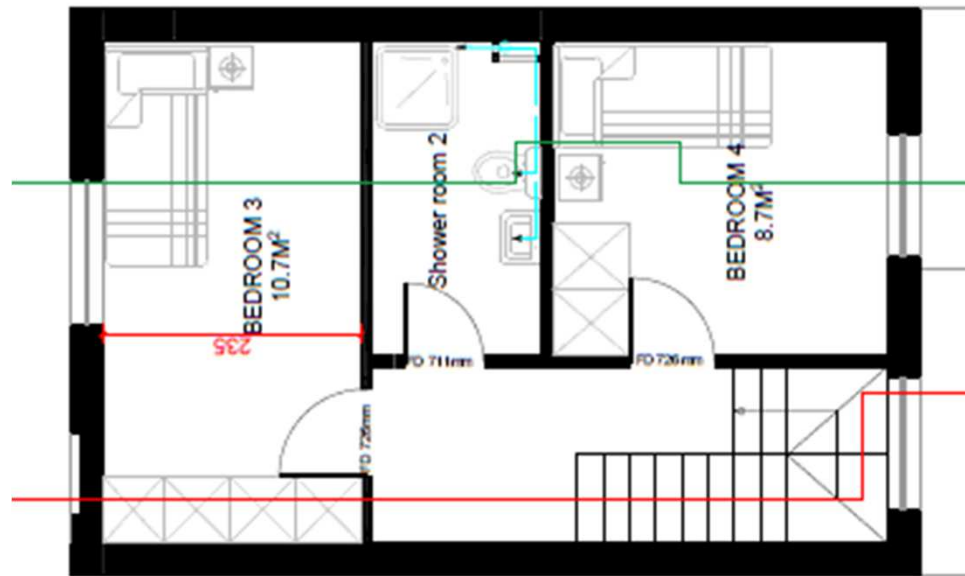
Existing second floor plan



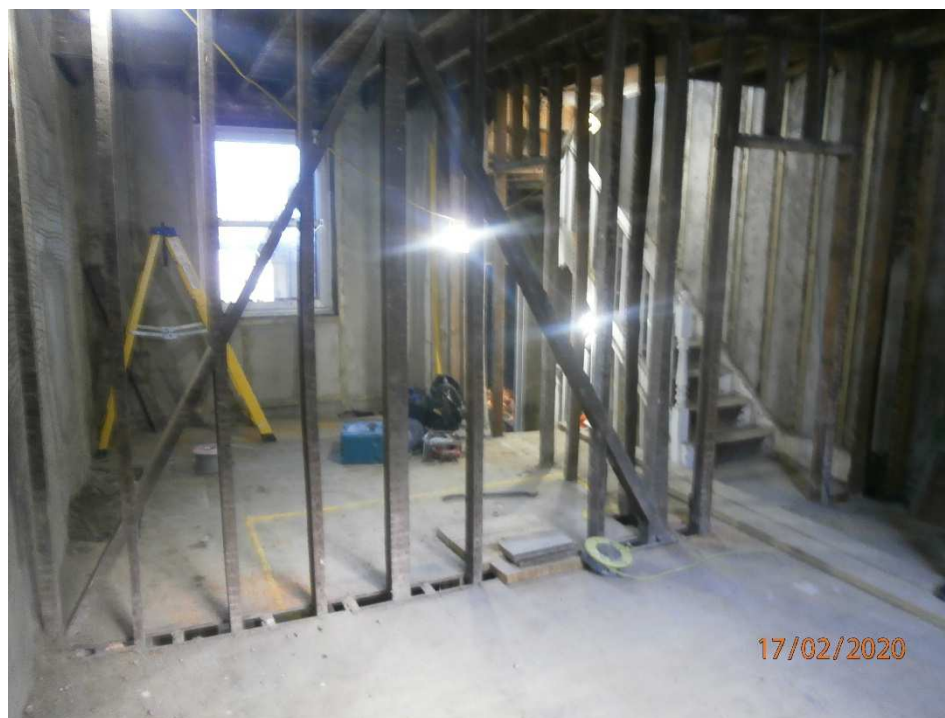
Proposed first floor plan



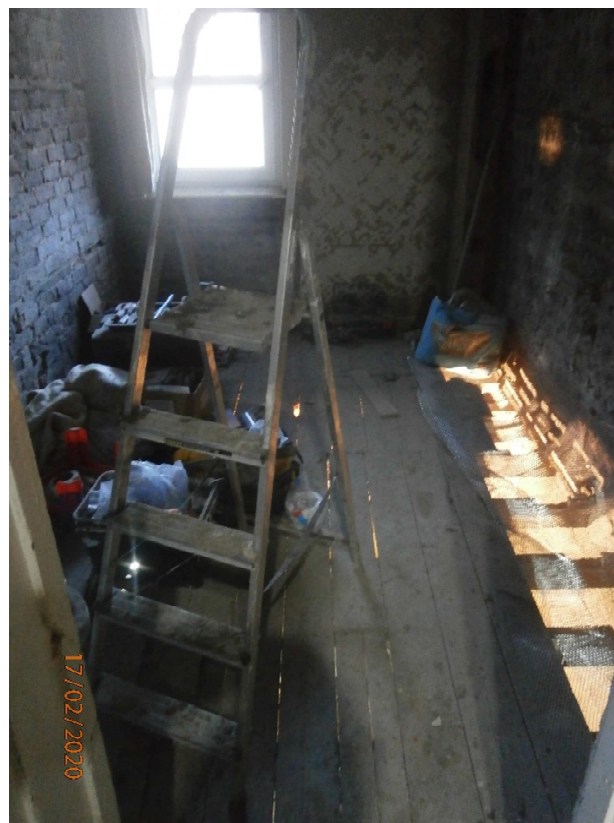
Proposed second floor plan



First floor bedroom 1



First floor bedroom 2



Second floor bedroom 4



Second floor bedroom 3



CP21 Map



Key Considerations in the Application

- Principle of the Change of Use
- Standard of accommodation
- Neighbour Amenity



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Conclusion and Planning Balance

- **Principle of the Change of Use**
 - 5 of 69 neighbouring properties within 50m are HMOs (7.25%)
 - This is in accordance with CP21 limit of 10%
- **Standard of accommodation**
 - Bedroom sizes are sufficient for a bed and storage furniture. All bedrooms would have circulation space, natural light and acceptable outlook.
 - The communal space is considered of sufficient size for 4 occupants.
- **Neighbour Amenity**
 - Similar level of occupation as existing use, so no significant harm to neighbour amenity
- **The proposed development is considered acceptable and in accordance with Development Plan Policies.**



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