

85 Hornby Road

BH2020/01834



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City Council**

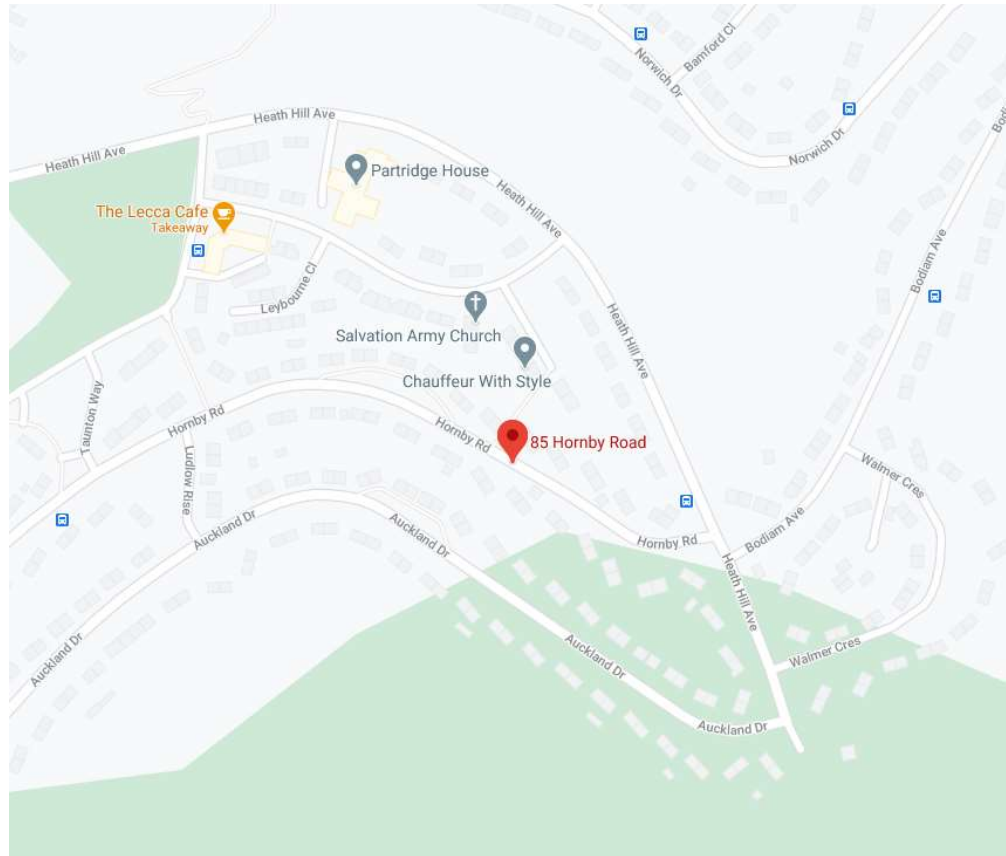
Application Description

- Erection of single storey rear extension and covered cycle store. Change of use from single dwellinghouse (C3) to 6no bedroom small house in multiple occupation (C4) (Retrospective).



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Map of application site



Existing Location Plan



Location Plan 1:1250



4

01



Existing Block Plan



Block Plan 1:500

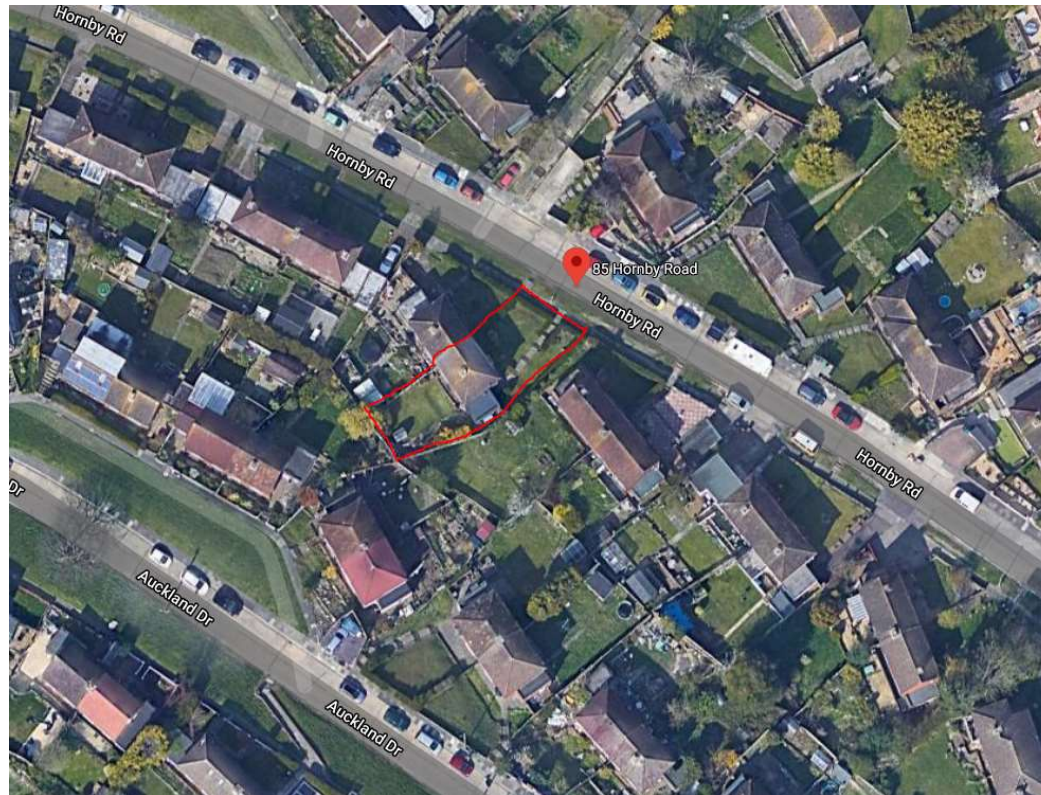
1:500 0 10 20 30 40 50m

5

COU.01



Aerial photo(s) of site

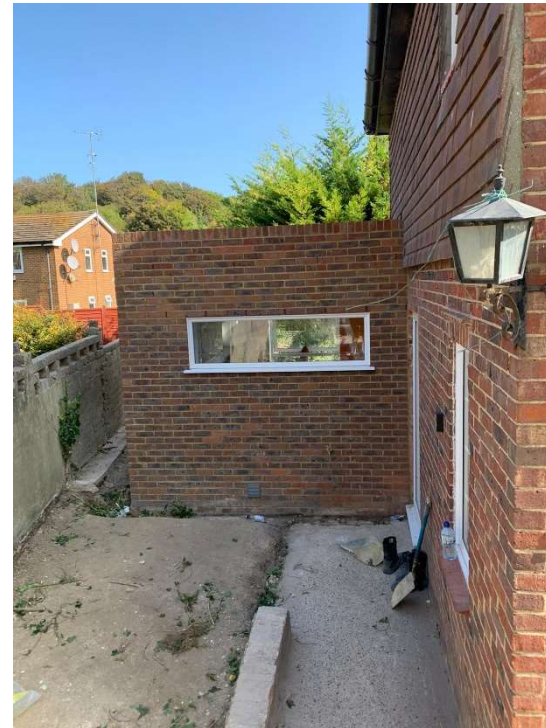


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Street photo(s) of site



Front of property



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Rear photo(s) of site

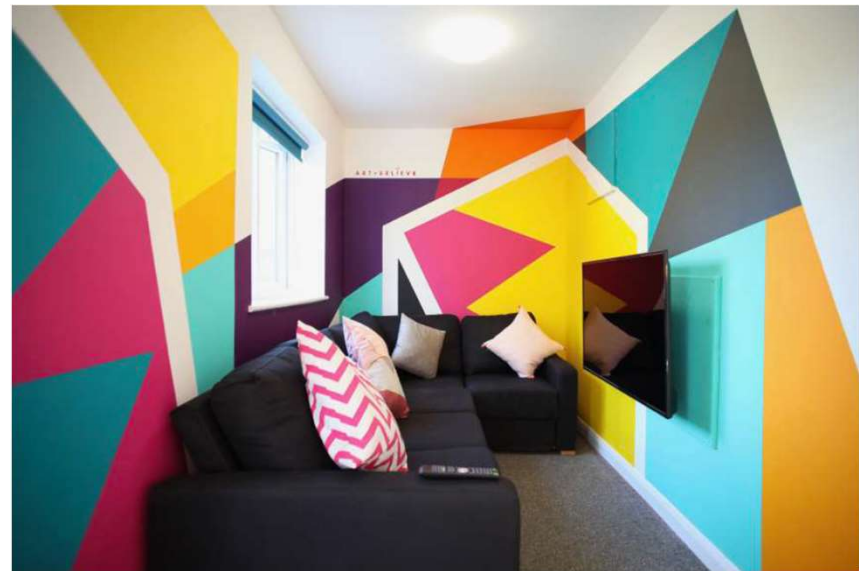


Rear of property

Internal photo(s) of site

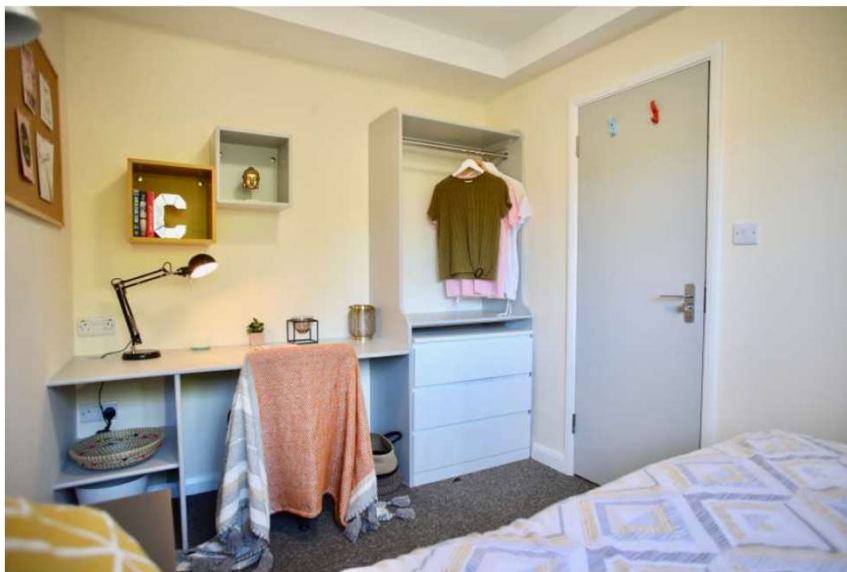


Kitchen/dining



Lounge

Internal photo(s) of site



Bedrooms

Other photo(s) of site



Bedrooms

Pre-Existing Elevations



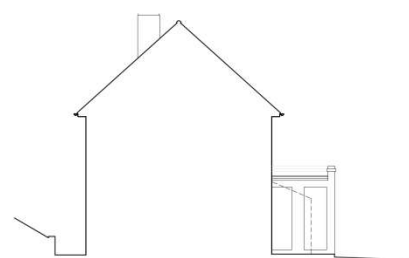
existing south-west elevation



existing north-west elevation



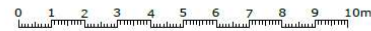
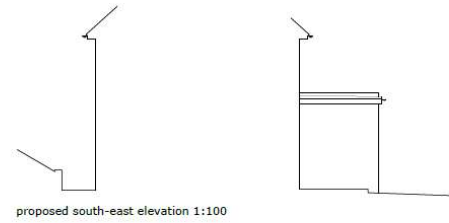
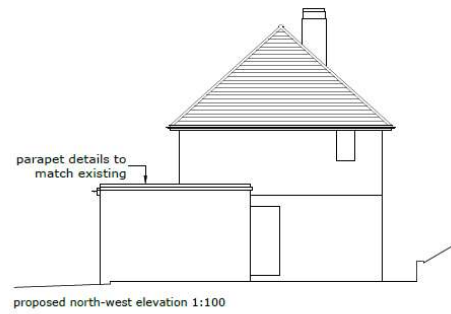
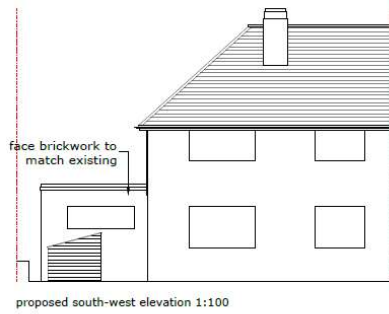
existing north-east elevation



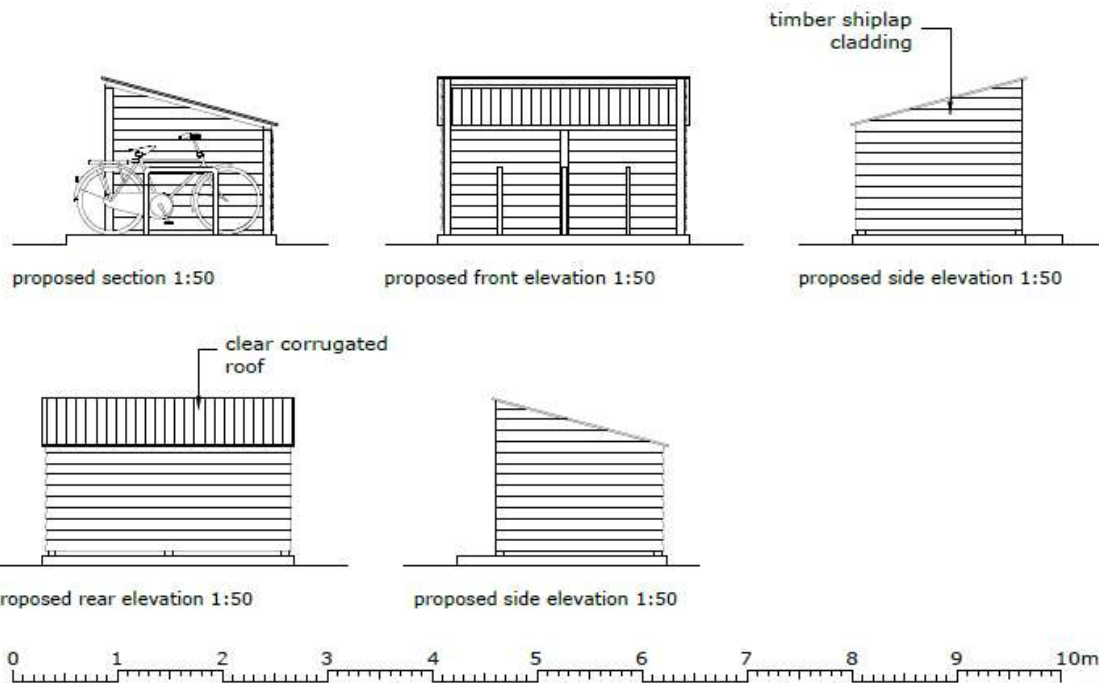
existing south-east elevation

1:100 0 1 2 3 4 5 6 7 8 9 10m

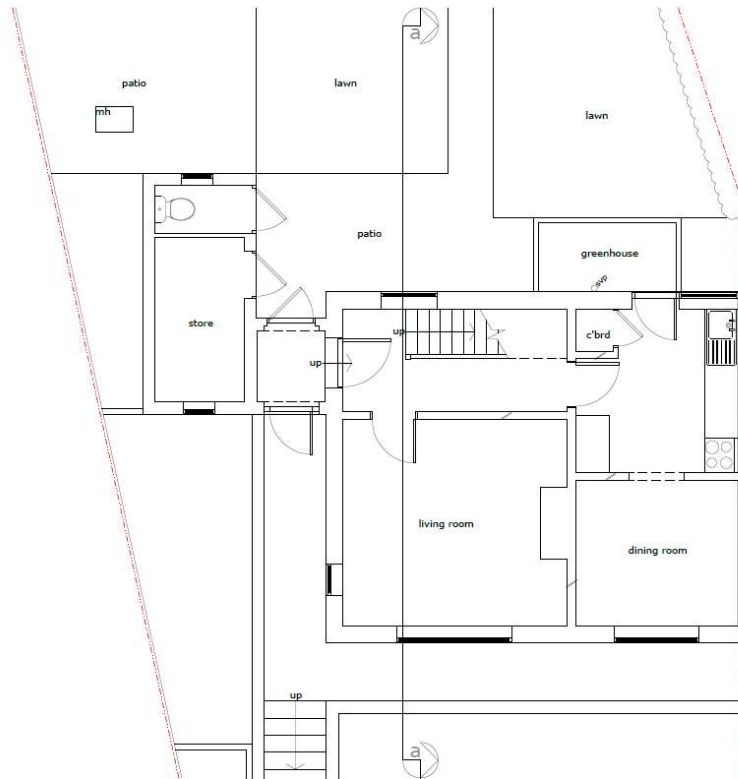
Existing Elevations



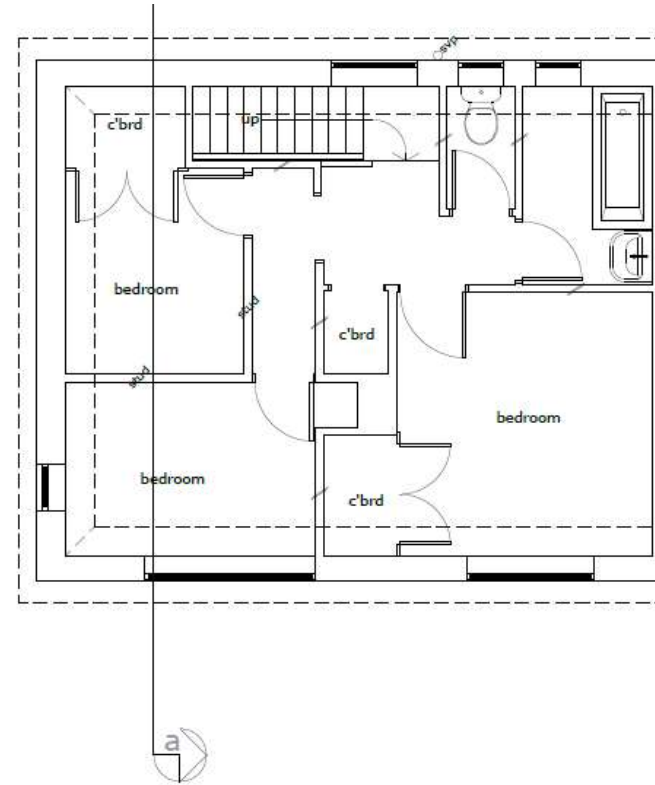
Proposed Bike Shed Elevations



Pre-Existing Floor Plans



existing ground floor plan 1:50

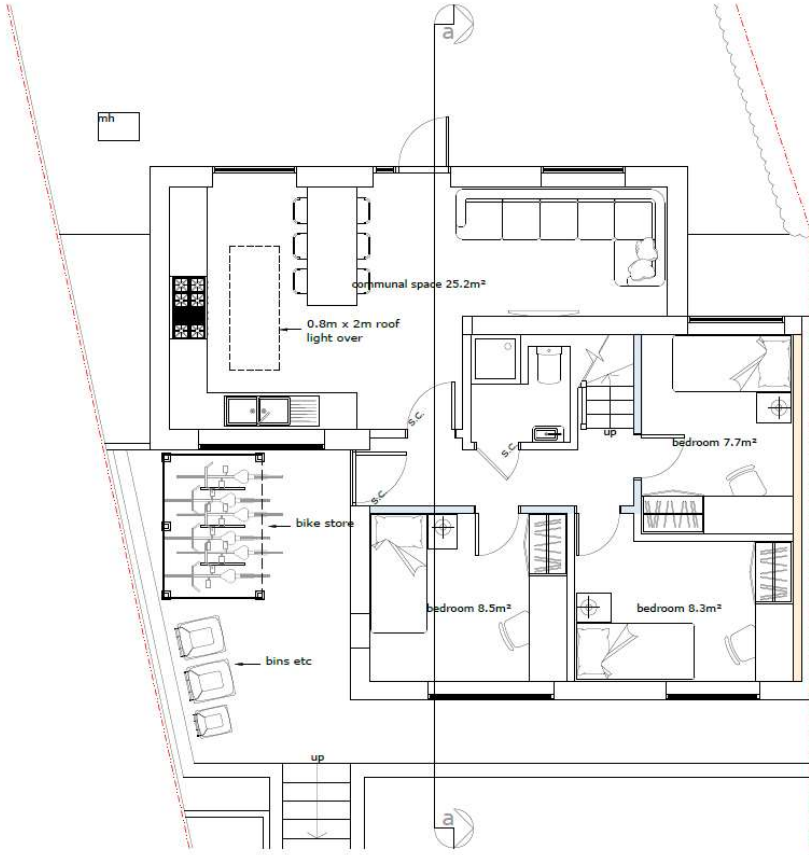


existing first floor plan 1:50

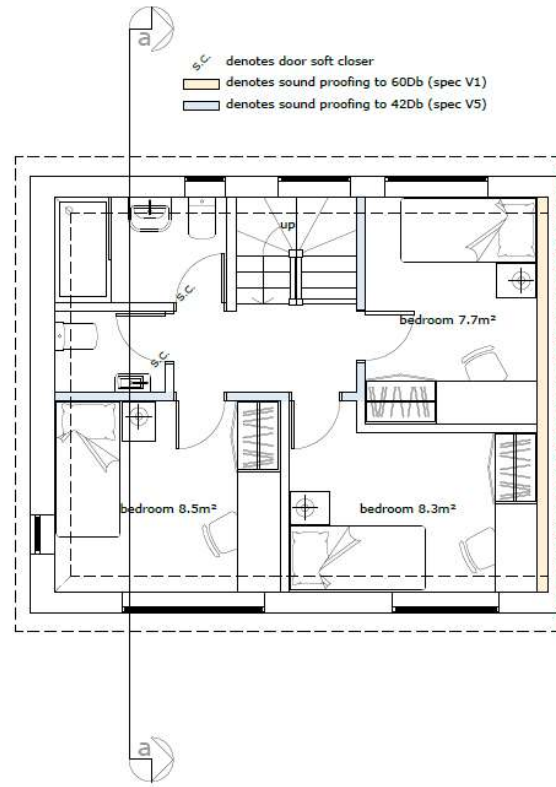
15

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Existing Floor Plan



proposed ground floor plan 1:50

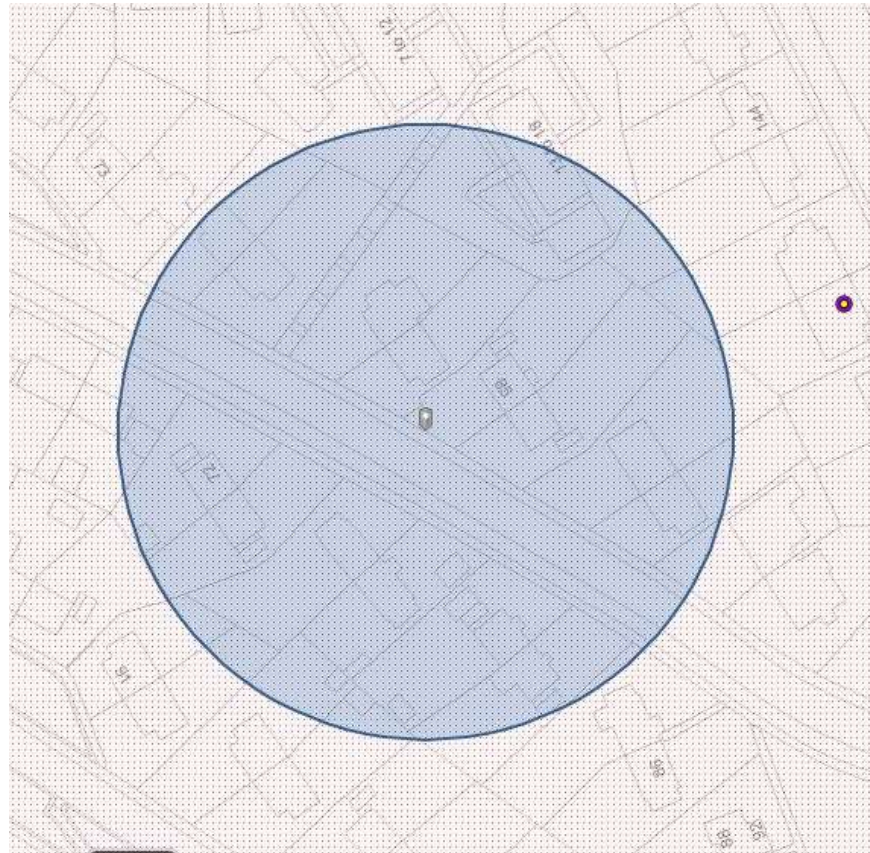


proposed first floor plan 1:50



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CP21 mapping



No. of HMOs: 1
No. of dwellings: 31
CP21 %: 3.22%

Key Considerations in the Application

- Principle of the Change of Use
- Design and appearance of the rear extension and cycle parking
- Standard of accommodation
- Neighbour Amenity (including sound proofing details)
- Transport matters



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Conclusion and Planning Balance

- **Principle of the Change of Use**
 - 1 of 31 neighbouring properties within 50m are HMOs (3.22%)
 - This is in accordance with CP21 limit of 10%
- **Standard of accommodation**
 - 6 bedrooms ranging in size from 7.54sqm to 8.42sqm.
 - Each bedroom can comfortably fit a bed, desk, chair and storage furniture. All bedrooms would have circulation space, natural light and acceptable outlook.
 - The communal space is considered of sufficient size for 6 occupants.
- **Neighbour Amenity**
 - Similar level of occupation as existing use, so no significant harm to neighbour amenity.
 - Soundproofing details have been provided and installed, although soundproofing is not required to meet policies.
- **Transport matters**
 - The development is acceptable in relation to transport matter. There is not expected to be a significant impact on the local highway network or parking as a result of this development.
 - Acceptable cycle parking has already been installed at the property and there are sufficient spaces for the number of occupiers
- **The proposed development is considered acceptable and in accordance with Development Plan Policies.**



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