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Top Floor Maisonette, 20 Bloomsbury Place

BH2020/02524

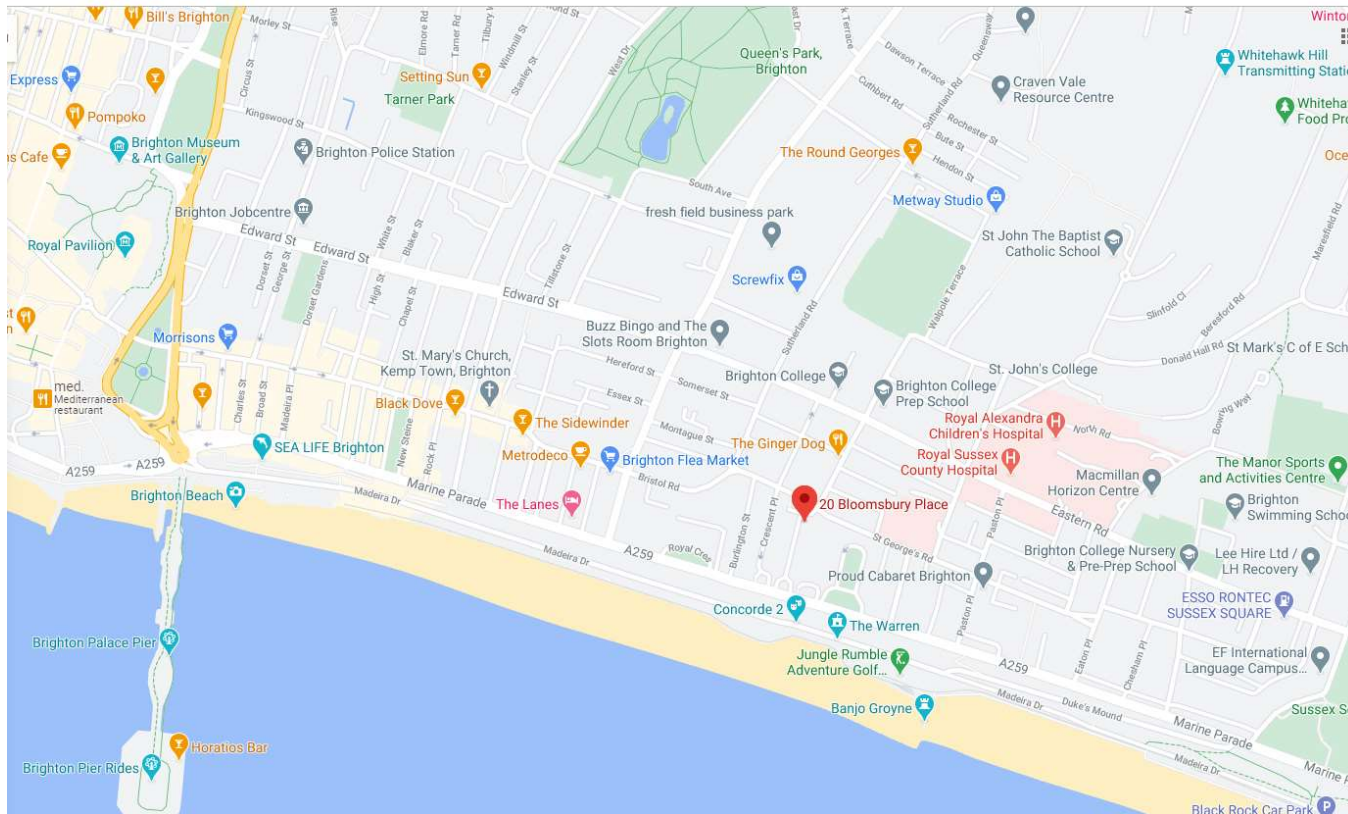


**Brighton & Hove
City Council**

Application Description

Change of use from a three bedroom maisonette (planning use class C3) to a three bedroom, small House in Multiple Occupation (HMO) (C4).

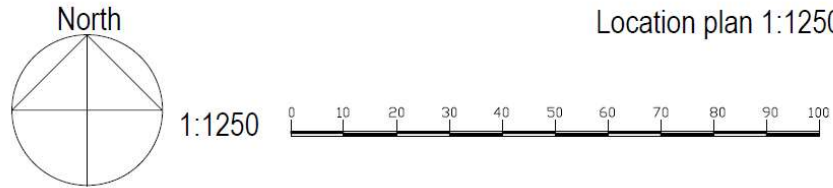
Map of application site



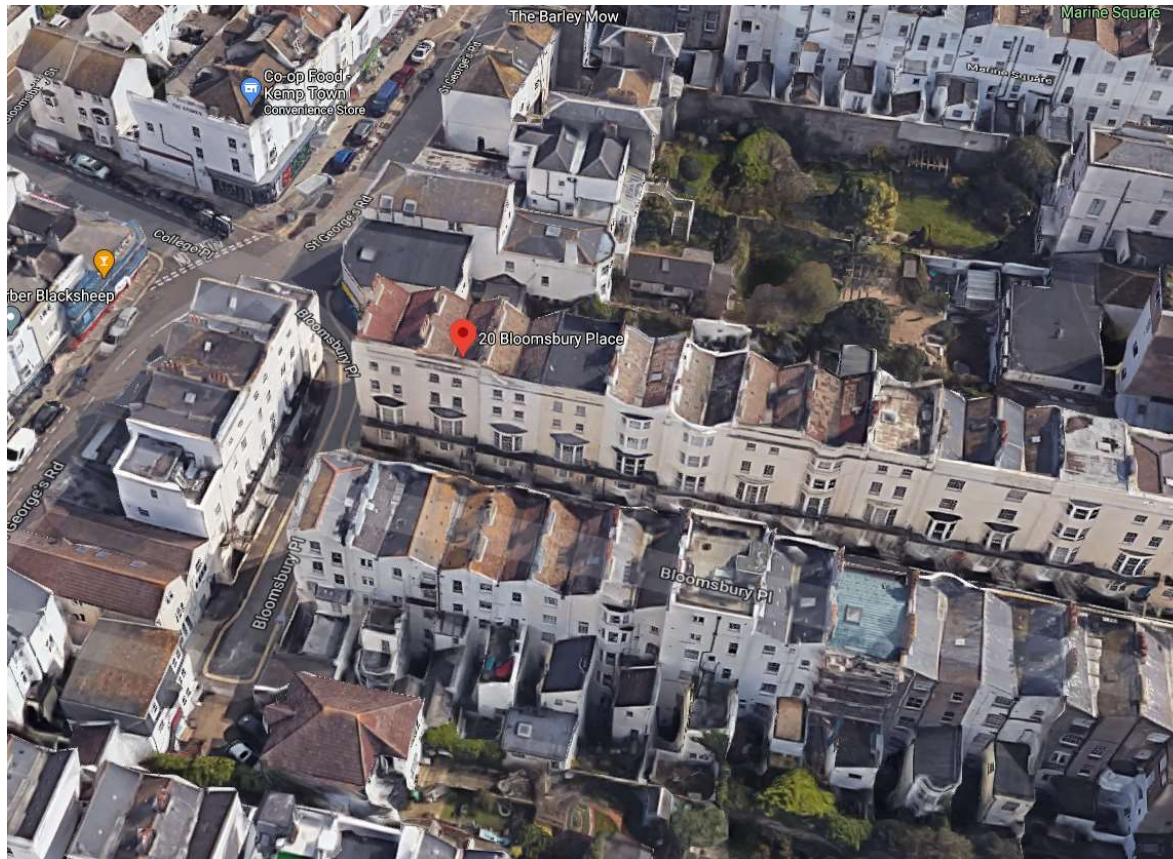
Location Plan



Location plan 1:1250



3D Aerial photo of site



Street photo(s) of site



Street elevation taken from Bloomsbury Place



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Internal photos of communal space



Proposed Kitchen/dining room



Proposed living area



Proposed shower room

ES1

Photos of proposed bedrooms



Front bedroom



Back bedroom

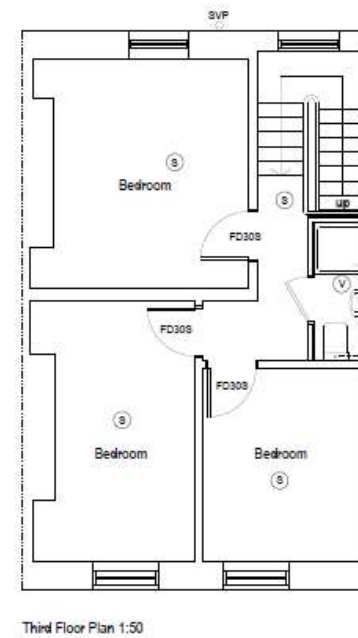
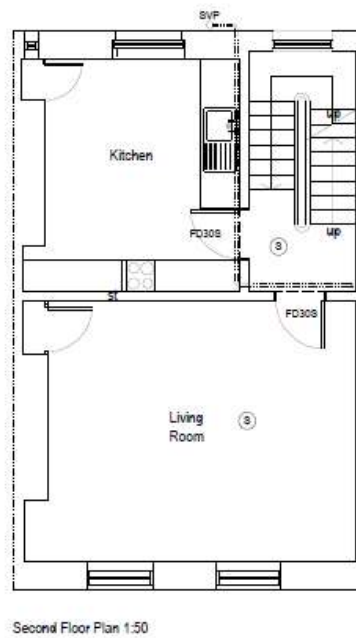
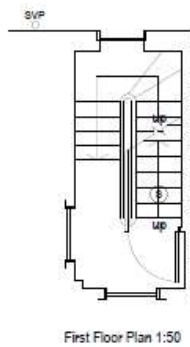


Front bedroom



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Existing and Proposed floor plans



CP21 Mapping

HMO Mapping for Top floor Maisonette, 20 Bloomsbury Place



Total number of residential properties in 50m radius: 117

Total number of HMOs in 50m radius area: 6

Percentage of HMOs within 50m radius area: 5.13%



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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

- Number of properties within 50m radius is below 10% so accords with Policy CP21.
- Communal space considered sufficient size for three occupants
- Each bedroom of sufficient size.
- Level of occupation similar to existing so no significant harm to neighbouring amenity.
- No significant impact on local highway network or parking.

- **Recommendation: Approve**

