

Flat 2, 159 Ditchling Rise

BH2020/02417



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City Council**

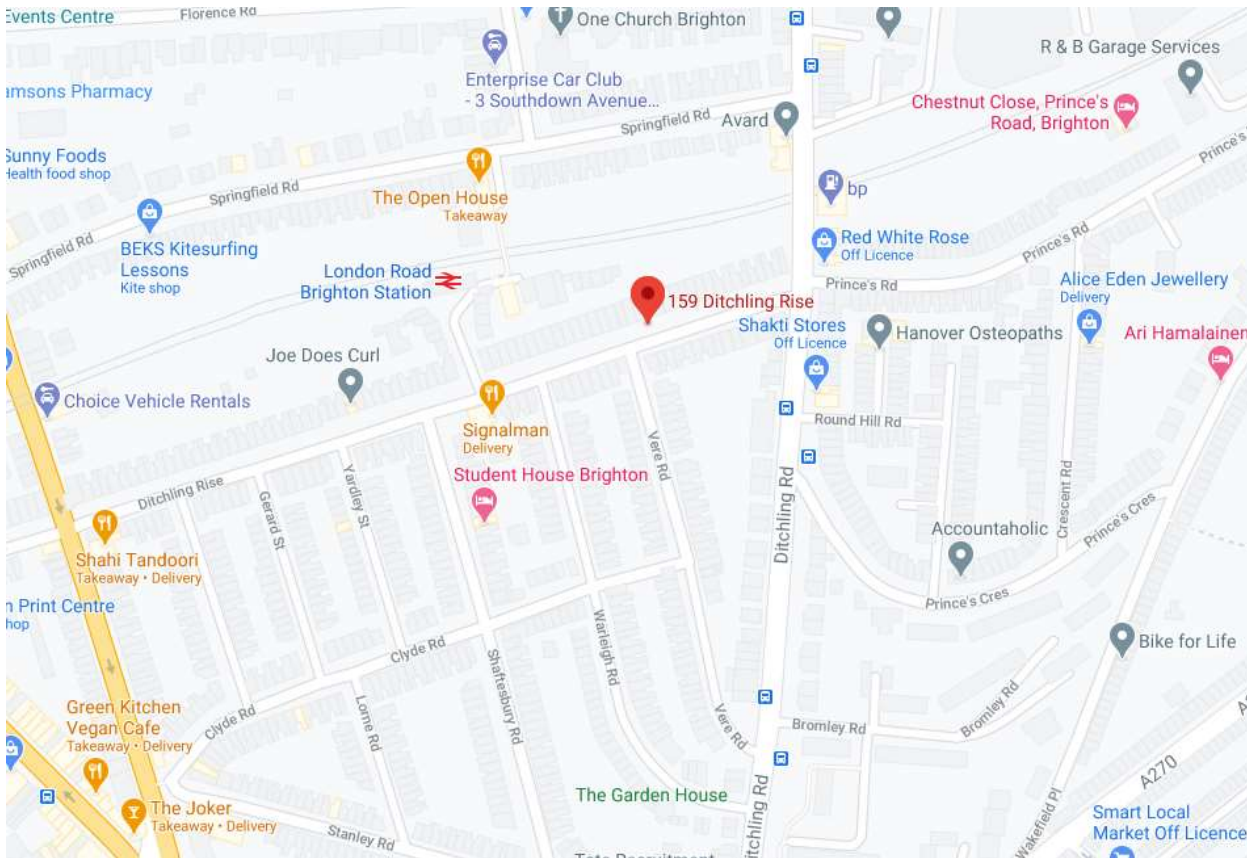
Application Description

- Change of use from single dwelling (C3) to flexible/dual C3/C4 use as single dwelling (C3) or a three bedroom small house in multiple occupation (C4).



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Map of application site



Existing Location Plan

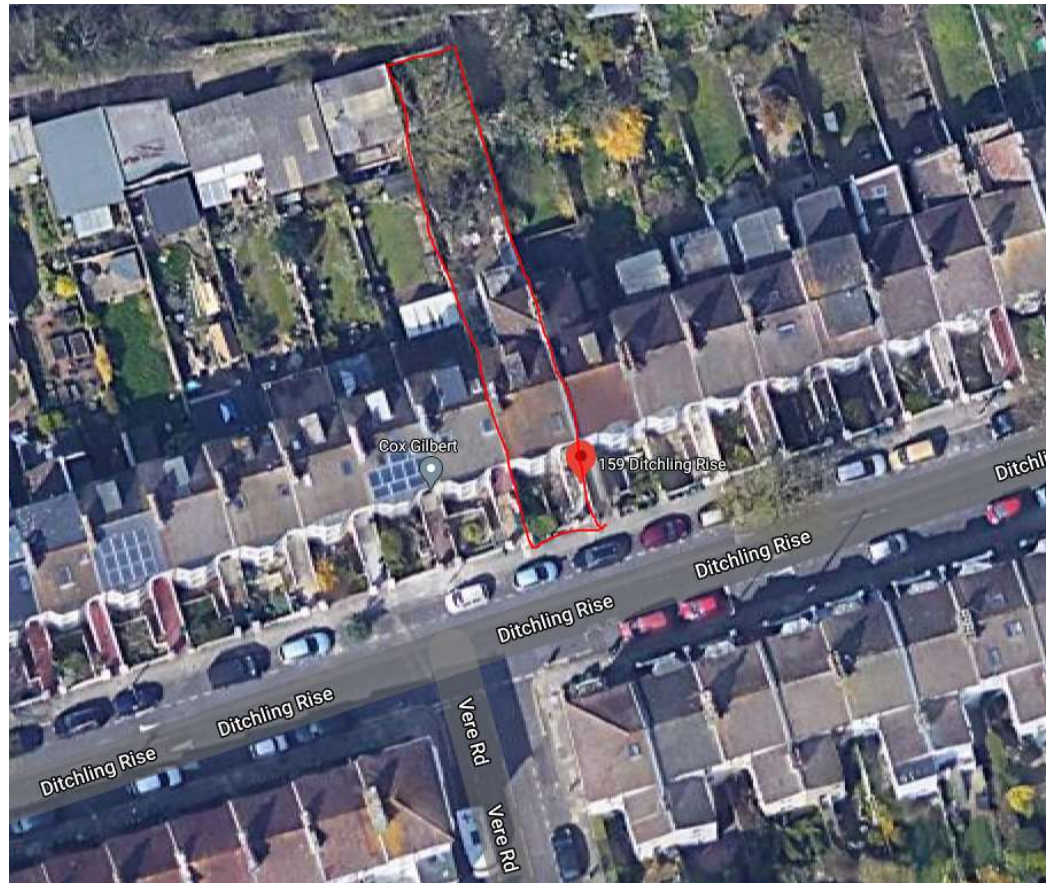


4

001



Aerial photo(s) of site



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Street photo(s) of site



Front of property (black front door)

Other photo(s) of site



Living Room



Kitchen



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Other photo(s) of site



Rear bedroom

Other photo(s) of site



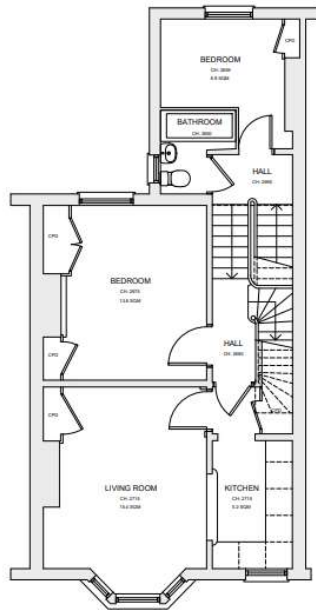
Middle bedroom

Other photo(s) of site



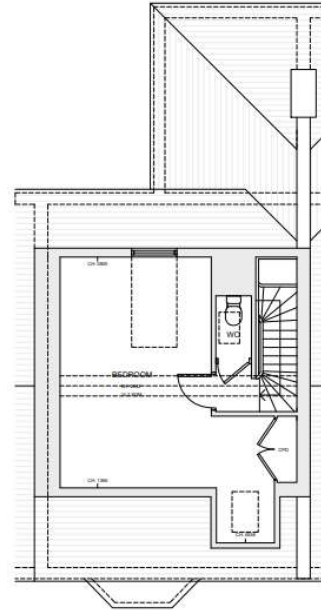
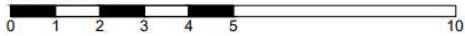
Loft bedroom

Existing Floor Plans



First Floor Plan - Existing - 1:100@A3

Scale in Metres



Second Floor Plan - Existing - 1:100@A3

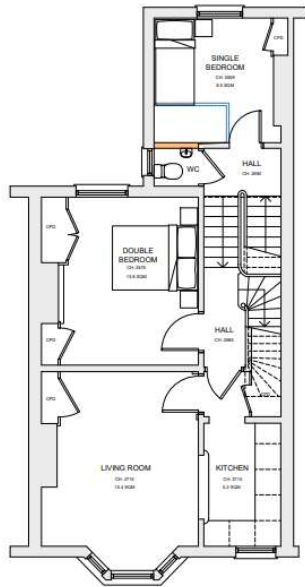
Scale in Metres



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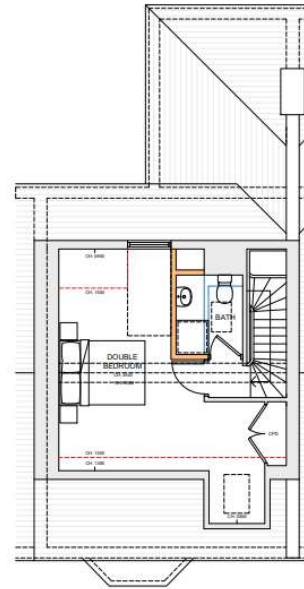
ID

Proposed Floor Plan



First Floor Plan - Existing - 1:100@A3

Scale in Metres



Second Floor Plan - Existing - 1:100@A3

Scale in Metres



ID

CP21 mapping



No. of HMOs: 2
No. of dwellings: 103
CP21 %: 1.94%

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

- **Principle of the Change of Use**
 - Flexible use, can either be C3 (dwellinghouse) or C4 (small HMO) for a period of 10 years. At the end of this period the current use at the time would be the lawful use.
 - 2 of 103 neighbouring properties within 50m are HMOs (1.94%)
 - This is in accordance with CP21 limit of 10%
- **Standard of accommodation**
 - 3 bedrooms ranging in size from 8.44sqm to 15.49sqm.
 - 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 3 occupants.
- **Neighbour Amenity**
 - Similar level of occupation as existing use, no significant harm to neighbour amenity.
 - Rubbish and recycling will continue as existing, a condition has been recommend to ensure there are adequate facilities.
- **Transport matters**
 - The development is acceptable in relation to transport matters. There is not expected to be a significant impact on the local highway network or parking as a result of this development.
- **The proposed development is considered acceptable and in accordance with Development Plan Policies.**



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