# **61 Ashurst Road**

**BH2020/02027** 



## **Application Description**

 Change of use from four bedroom dwelling (C3) to four bedroom small house in multiple occupation (C4).



### **Map of application site**





### **Existing/Proposed Location Plan**





7046/001

### **Aerial photo(s) of site**





#### **CP21 Mapping**



No. of HMOs: 2 No. of dwellings: 21 CP21 %: 9.5%



## **Street photo of site**





### **Other photo(s) of site**





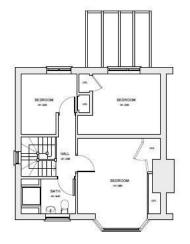
## **Split of uses/Number of units**

 Proposed use would be as a four bedroom House in Multiple Occupation



### **Existing Floor Plans**





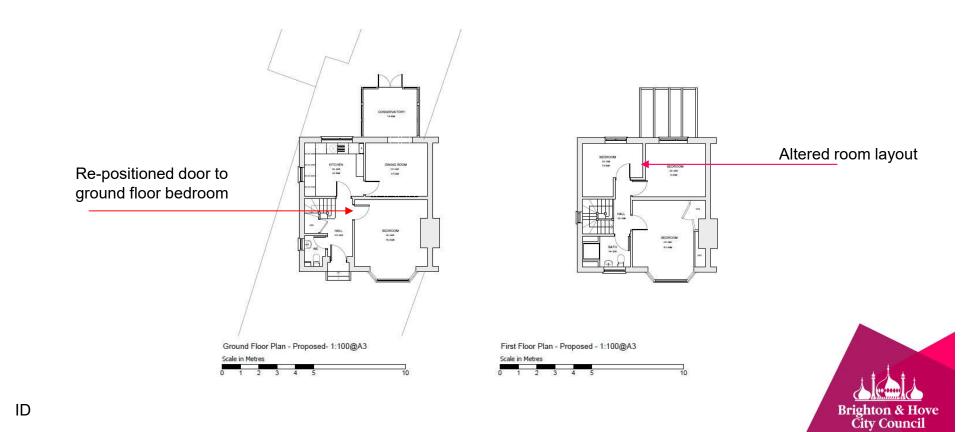
First Floor Plan - Existing and Proposed - 1:100@A3 Scale in Metres





ID

#### **Proposed Rear Elevation**



# **Key Considerations in the Application**

- Principle of the change of use
- Standard of accommodation
- Amenity impacts of the proposal
- Transport implications



## **Conclusion and Planning Balance**

- There are not more than 10% of nearby buildings in HMO use
- Standard of accommodation suitable for occupation by 4 people
- No external changes
- Impact on neighbouring amenity considered to be acceptable
- No significant transport impacts

