

166 Heath Hill Avenue

BH2020/03006

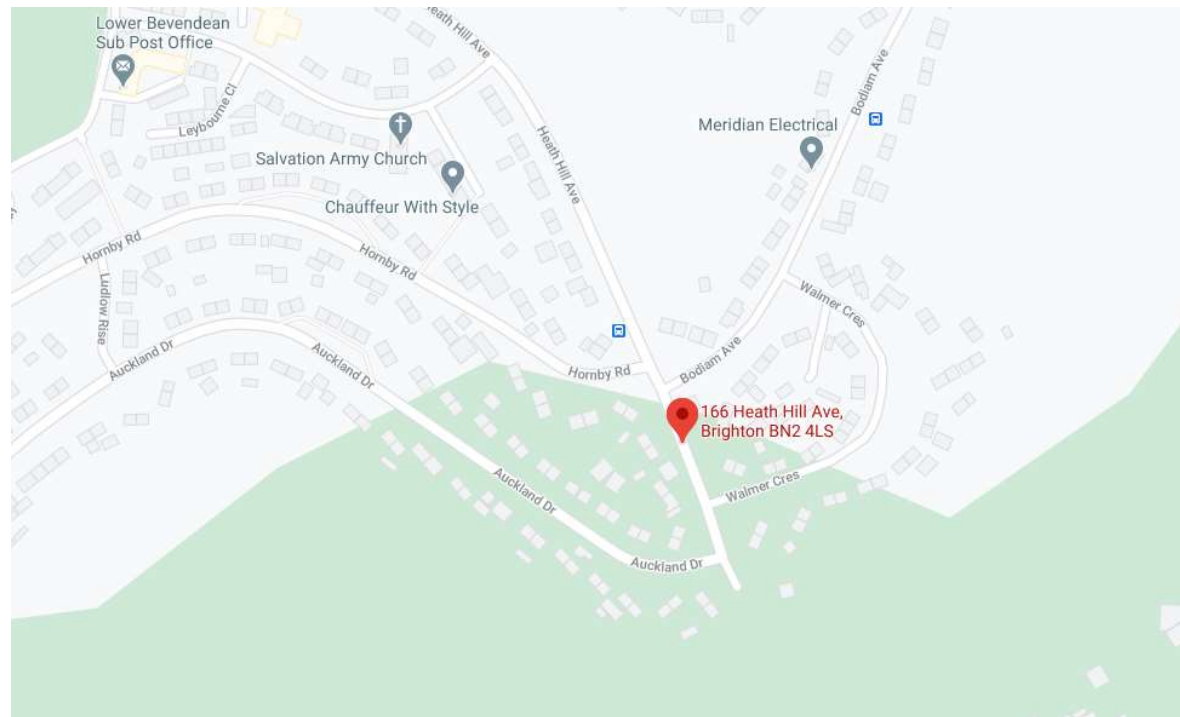


**Brighton & Hove
City Council**

Application Description

- Change of use from 6no. bedroom small House in Multiple Occupation (C4) to 8no. bedroom large House in Multiple Occupation (Sui Generis).
- NB. the change of use from a dwellinghouse (C3) to HMO (C4) was approved under a previous application (BH2018/00095) which has been implemented and forms the existing use of the site.

Map of application site



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Existing Location Plan



Location Plan 1:1250



SUI.01 REV A



Aerial photo(s) of site



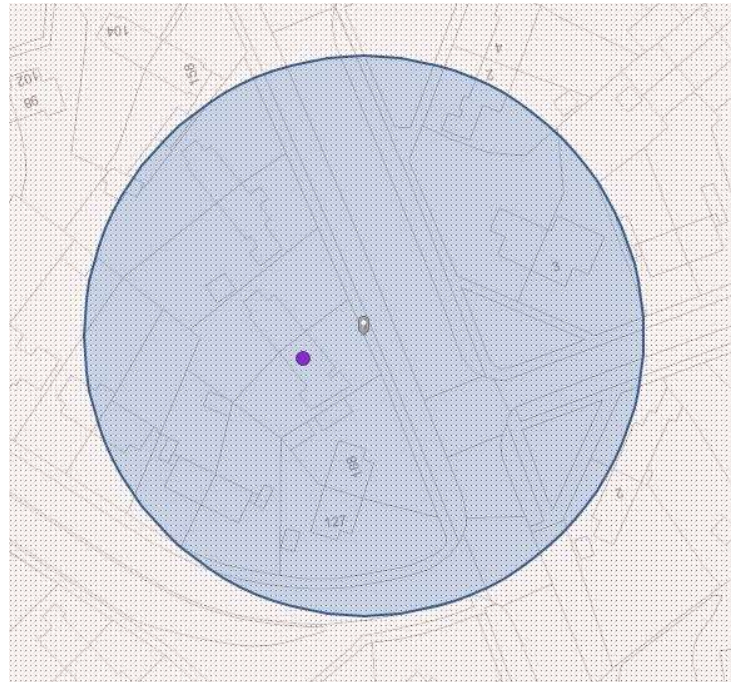
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3D Aerial photo of site



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HMO Mapping



Number of
neighbouring
properties: 16

Number of
neighbouring
properties in lawful
HMO use: 0

Percentage of
neighbouring
properties in HMO
use: 0%

Undertaken December 2020

Street photo(s) of site



Pre-loft conversion – front elevation

Other photo(s) of site

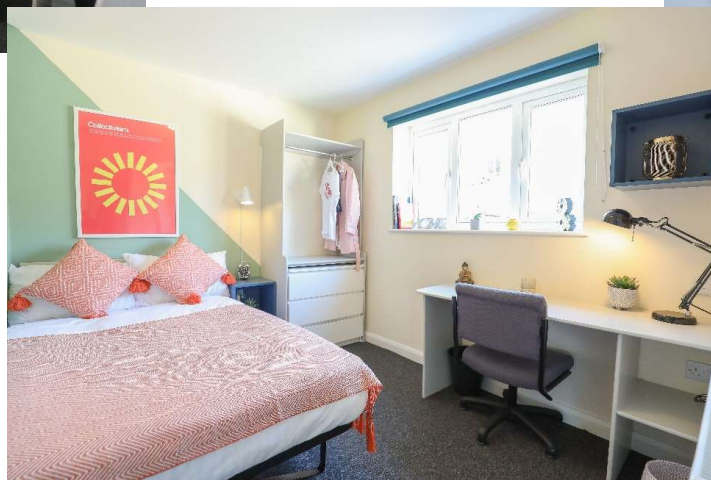
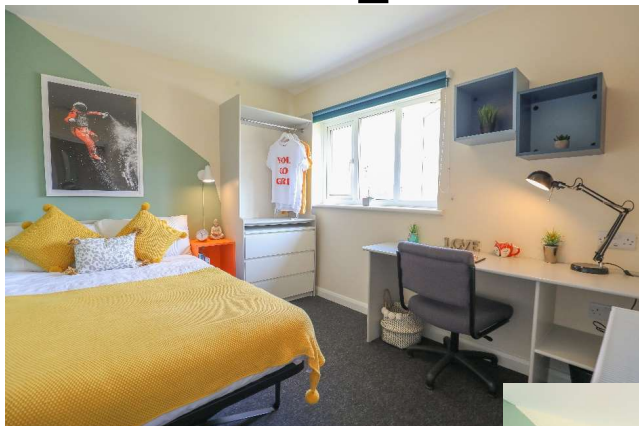


Communal living space as existing – 6 occupants

Other photos of site



Other photos of site



Other photo(s) of site



Existing Block Plan



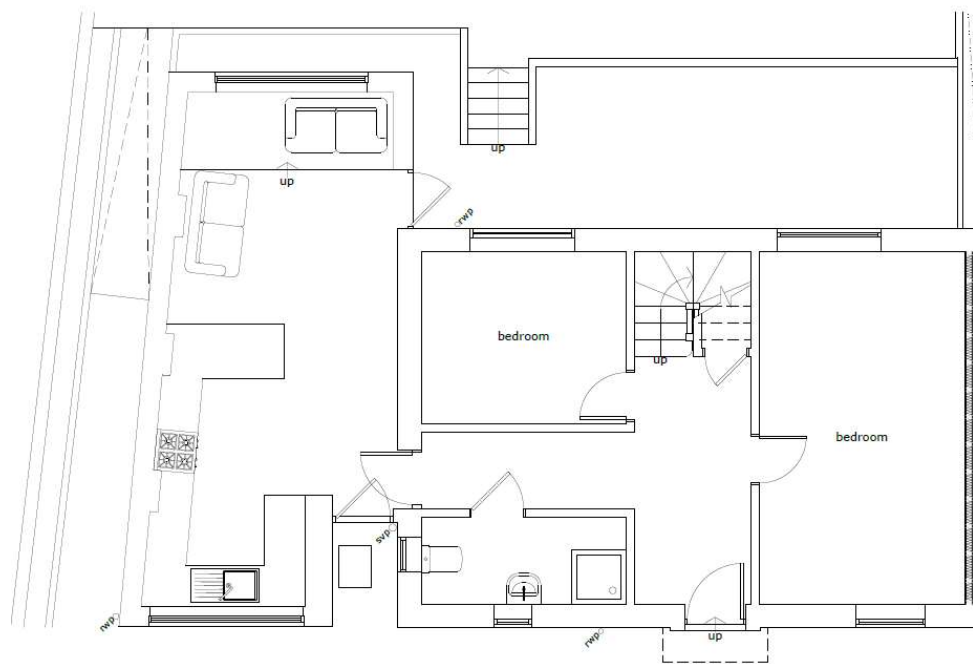
Block Plan 1:500



SUI.01 REV A



Existing Ground Floor Plan



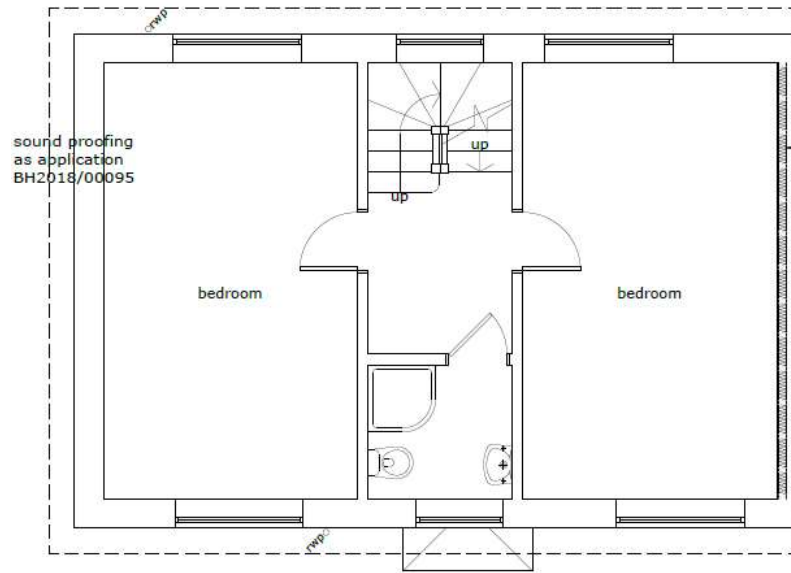
Sound proofing
as application
BH2018/00095.

existing ground floor plan 1:50

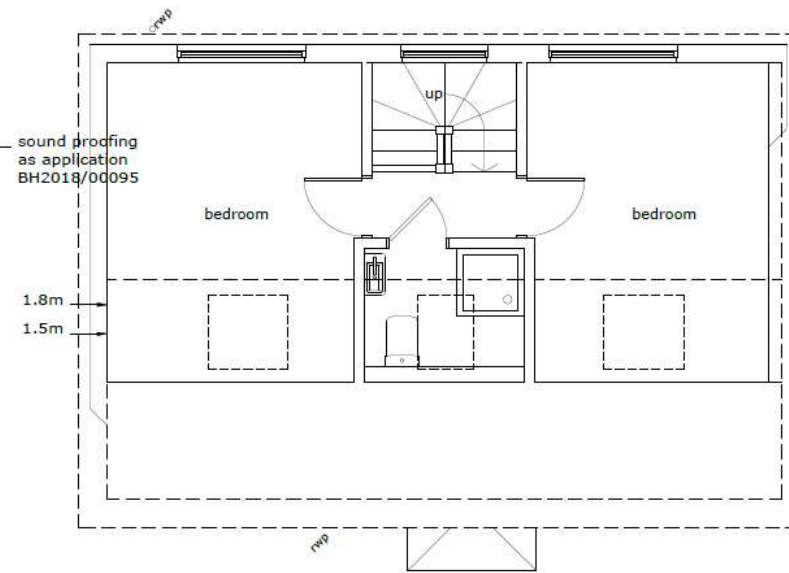


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Existing First & Loft Floor Plans

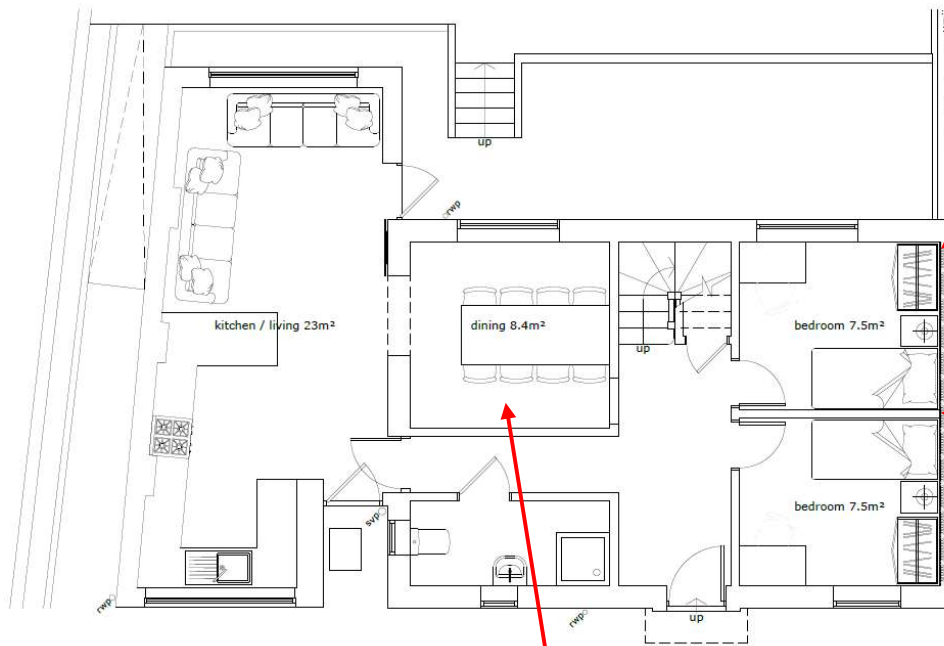


existing first floor plan 1:50



existing second floor plan 1:50

Proposed Ground Floor Plan



proposed ground floor plan 1:50

Sound proofing as application BH2018/00095 to be retained.

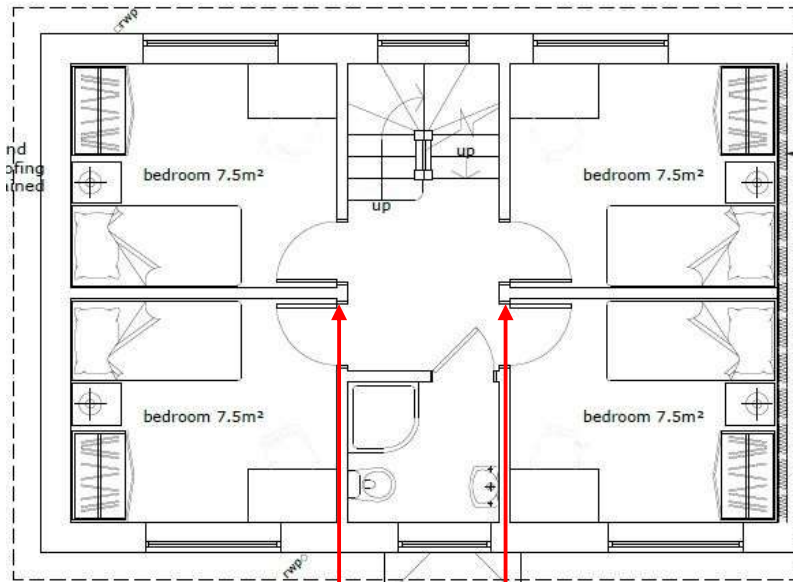
Larger bedroom split into two bedrooms.

More communal space created by turning existing bedroom into dining area with associated internal alterations



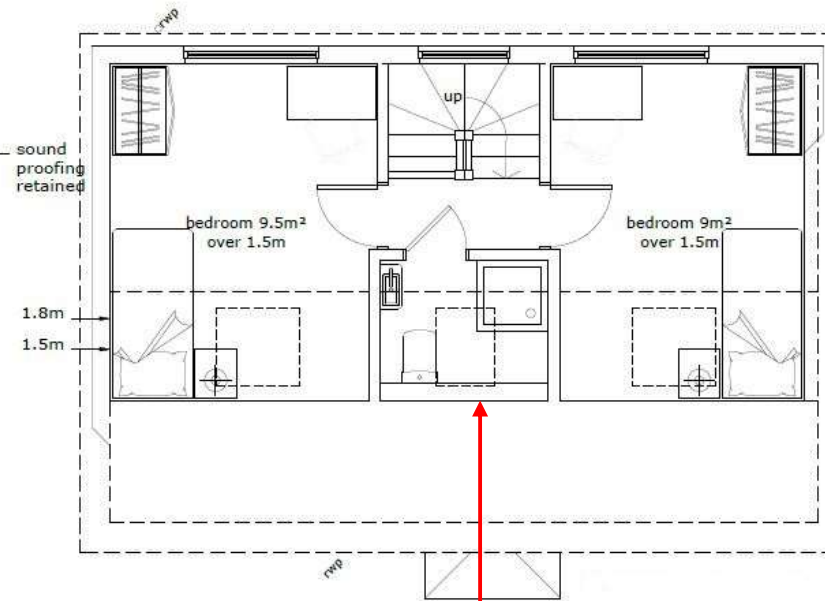
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Proposed First and Loft Floor Plans



proposed first floor plan 1:50

Internal alterations splitting two larger first floor bedrooms into 4 single rooms



proposed second floor plan 1:50

Loft conversion and rear dormer approved under BH2019/00921.

No changes to loft layout under this application

Key Considerations in the Application

- Principle of Change of Use
- Standard of Accommodation
- Impact on Amenity
- Transport matters



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Conclusion and Planning Balance

- Complies with Policy CP21 of the City Plan Part One; would not result in an over-concentration of HMOs within a 50m radius.
- Acceptable standard of accommodation for the eight occupiers.
- Unlikely to result in significant additional harm to the neighbouring residents.
- No significant impact on local highway. Sufficient cycle parking on site would meet the need of the proposed additional occupiers without any alteration required.
- **The proposal is therefore recommended for approval.**

