

# 95 Heath Hill Avenue

**BH2020/03070**



**Brighton & Hove  
City Council**

# Application Description

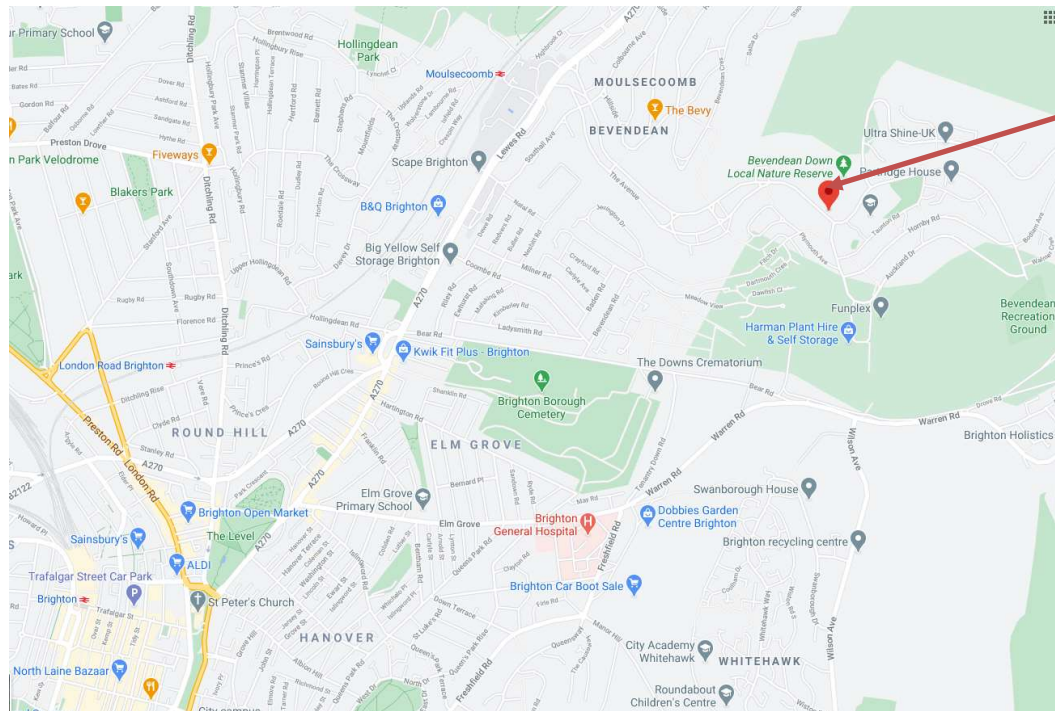
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- Change of use from 6no. bedroom small House in Multiple Occupation (C4) to 9no. bedroom large House in Multiple Occupation (Sui Generis).
- Proposals also incorporate: the erection of a single storey rear extension; acoustic fencing; the installation of a side window; and the creation of 2no. car parking spaces.



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# Map of application site



Application site



# Location Plan

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Location Plan 1:1250  
0 20 40 60 80 100m

4

ID



# 3D Aerial photo of site

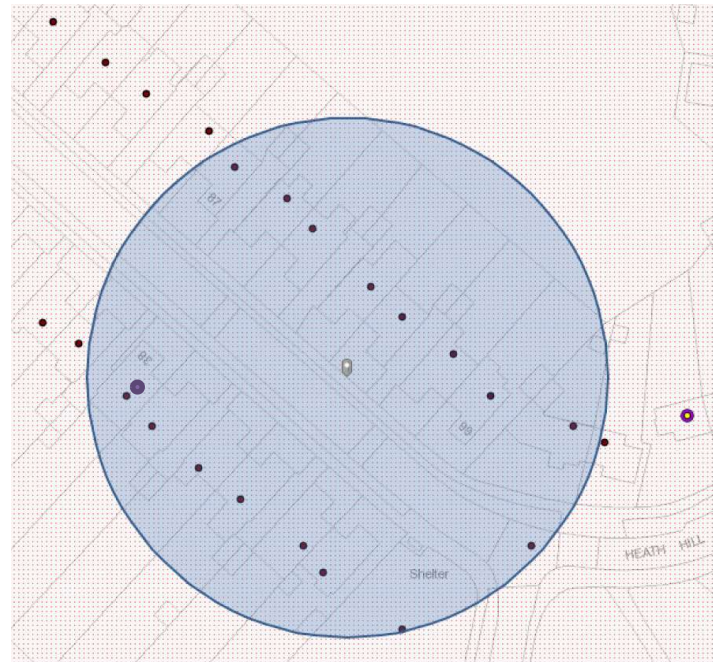
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# HMO Mapping

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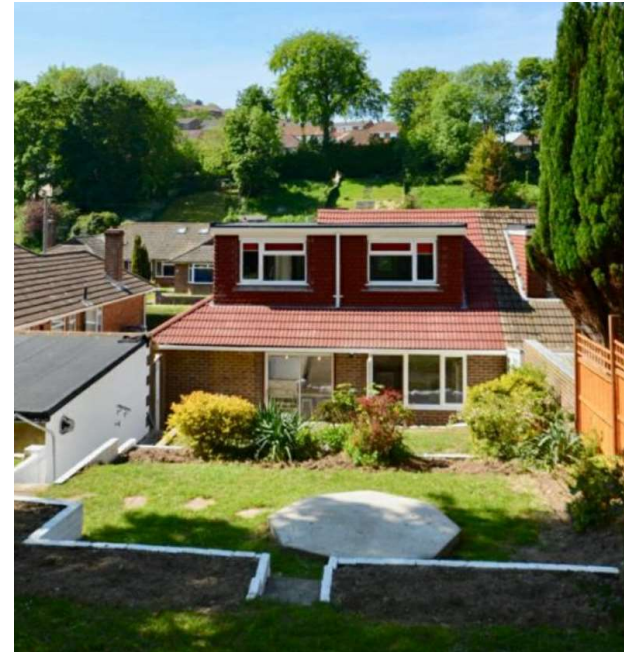
Undertaken December 2020

Number of neighbouring properties: 17

Number of neighbouring properties in lawful HMO use: 1

Percentage of neighbouring properties in HMO use: 5.9%

# Front and rear photo(s) of site



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# Interior photo(s) of site





# Proposed Block Plan

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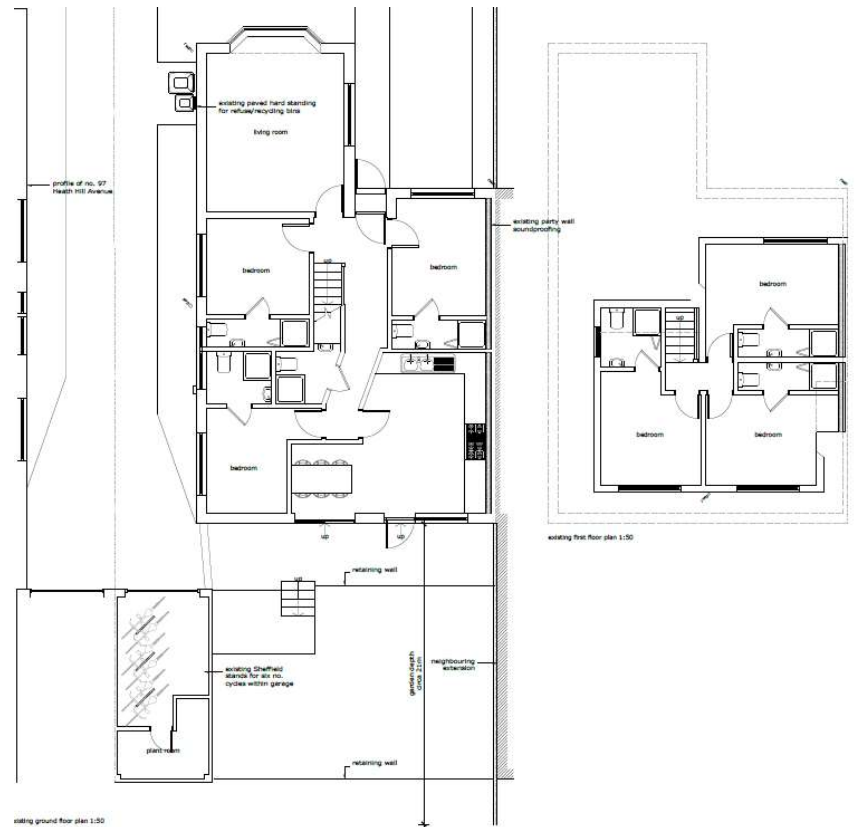


6

02

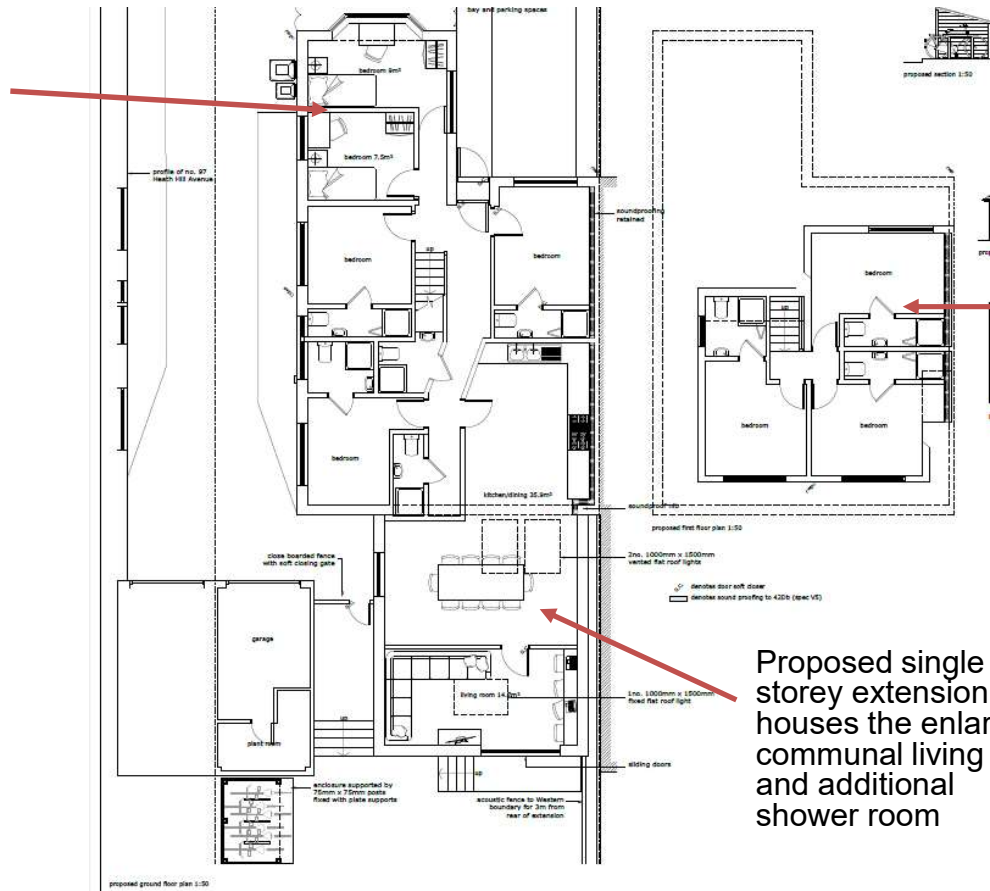


# Existing ground and first floor plans



# Proposed ground and first floor plans

2 additional bedrooms provided to the front of the property

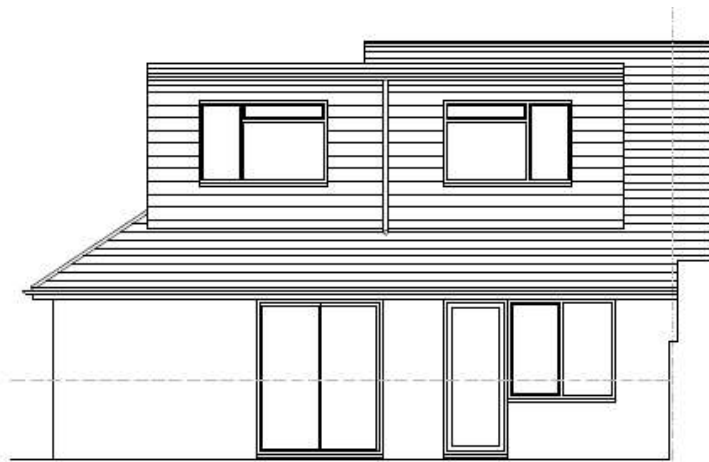


No changes proposed at first floor. This layout is as approved under application BH2018/02532

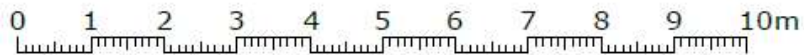
Proposed single storey extension houses the enlarged communal living area and additional shower room



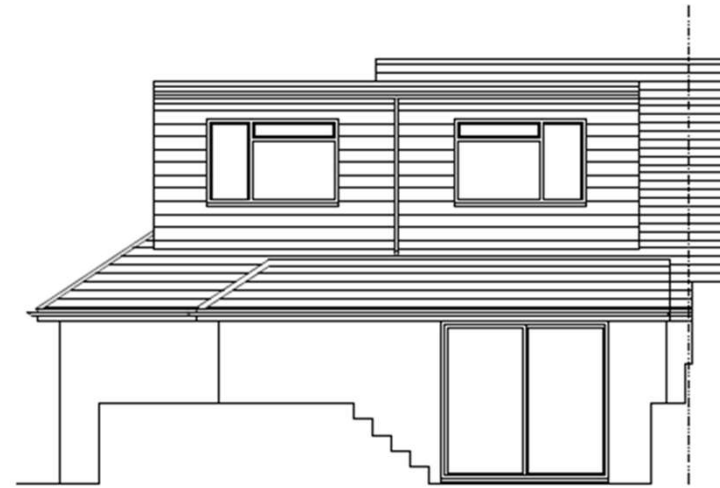
# Existing and proposed Rear Elevation



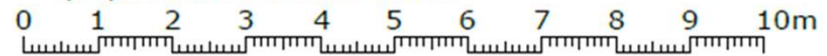
existing rear elevation 1:100



Existing rear elevation



proposed rear elevation 1:100



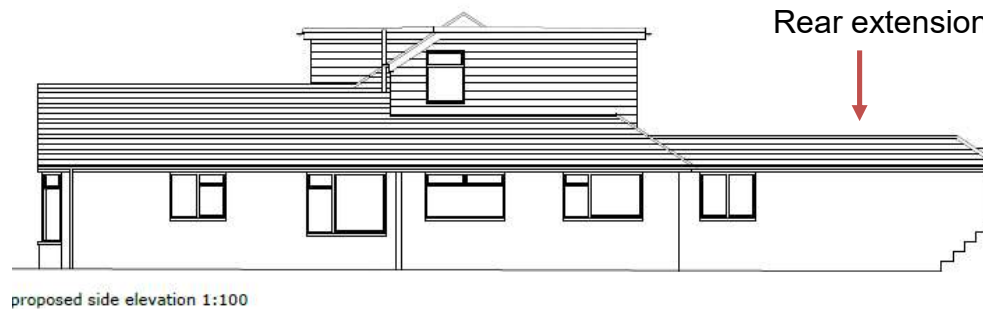
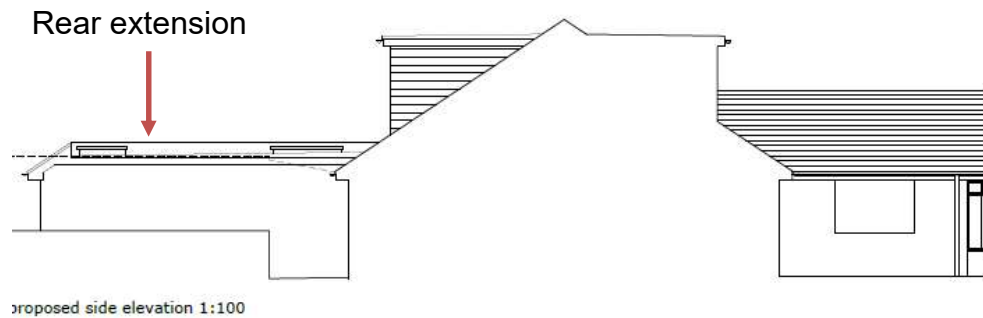
Proposed rear elevation



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# Proposed side elevations of the rear extension

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# Existing and proposed parking layout



# **Key Considerations in the Application**

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- Principle of the Change of Use
- Standard of Accommodation
- Neighbour Amenity
- Transport matters



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# Conclusion and Planning Balance

- Complies with Policy CP21 re. concentration of HMOs in area.
- Design and appearance of the extension is considered acceptable. No objection was raised on the previous application in relation to this aspect of the scheme (BH2019/03433).
- Standard of accommodation is acceptable. No objection was raised on the previous application in relation to this aspect of the scheme (BH2019/03433) .
- The increase of two further occupants would not result in significant impact on neighbouring amenity
- No highways objection
- The application is therefore recommended for **approval**.