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**Adastral House,
7 - 8 Westbourne Villas
BH2020/03091**

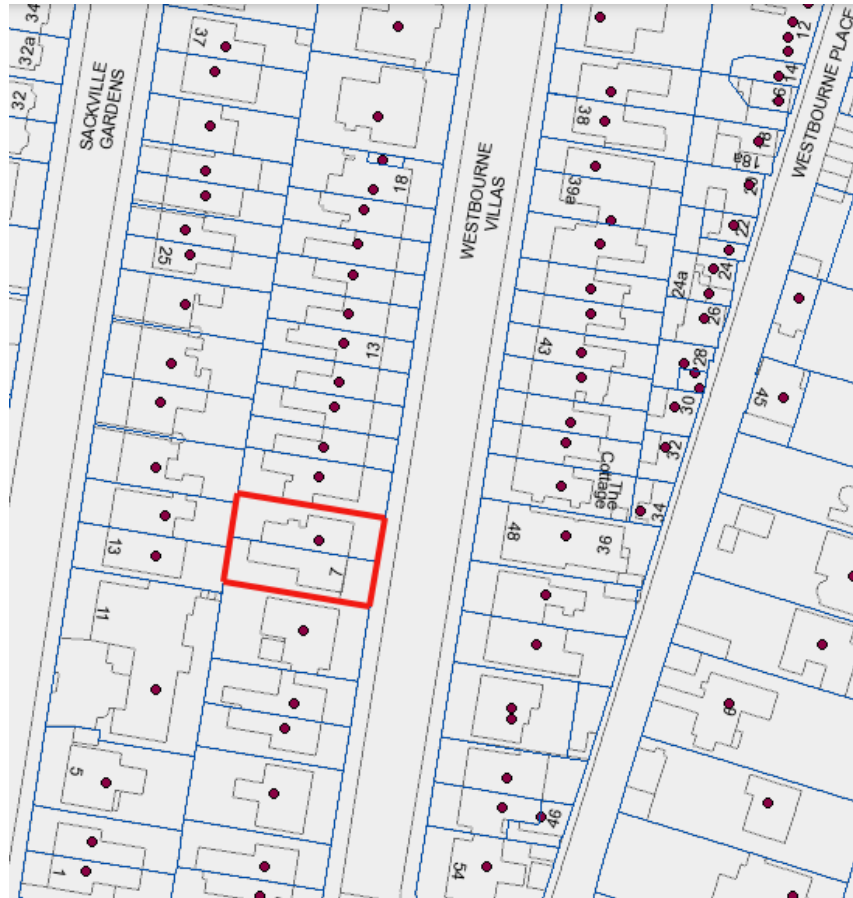


**Brighton & Hove
City Council**

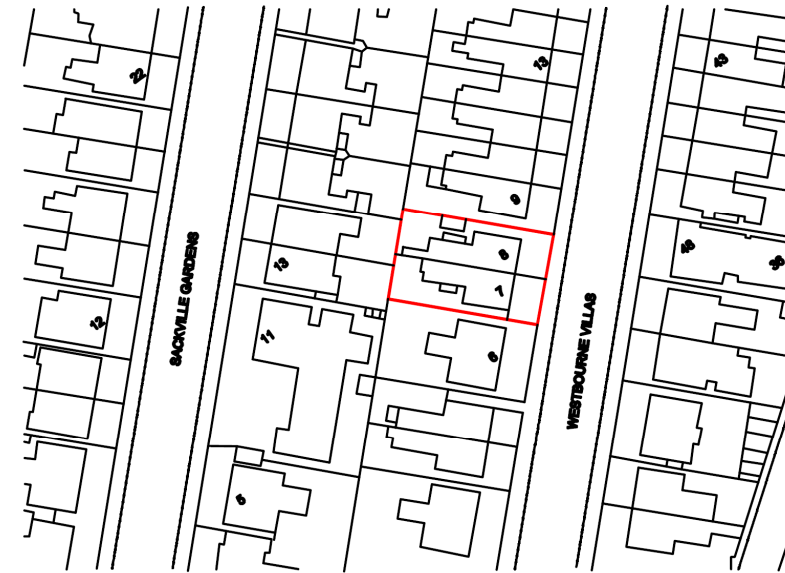
Application Description

- Change of use from hotel (C1) to a 19-room large House in Multiple Occupation (Sui Generis) including installation of side and rear rooflights.

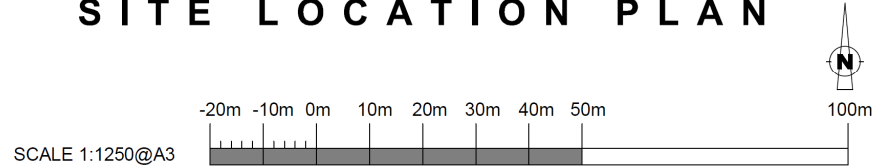
Map of application site



Existing Location Plan



S I T E L O C A T I O N P L A N

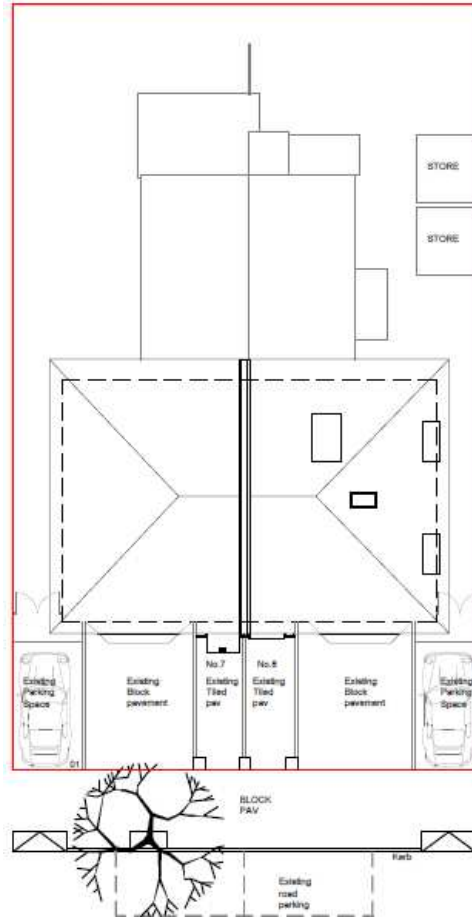


Red line denotes boundary of application site
Site Area: 506.50m²

589 - 001 C



Existing Block Plan

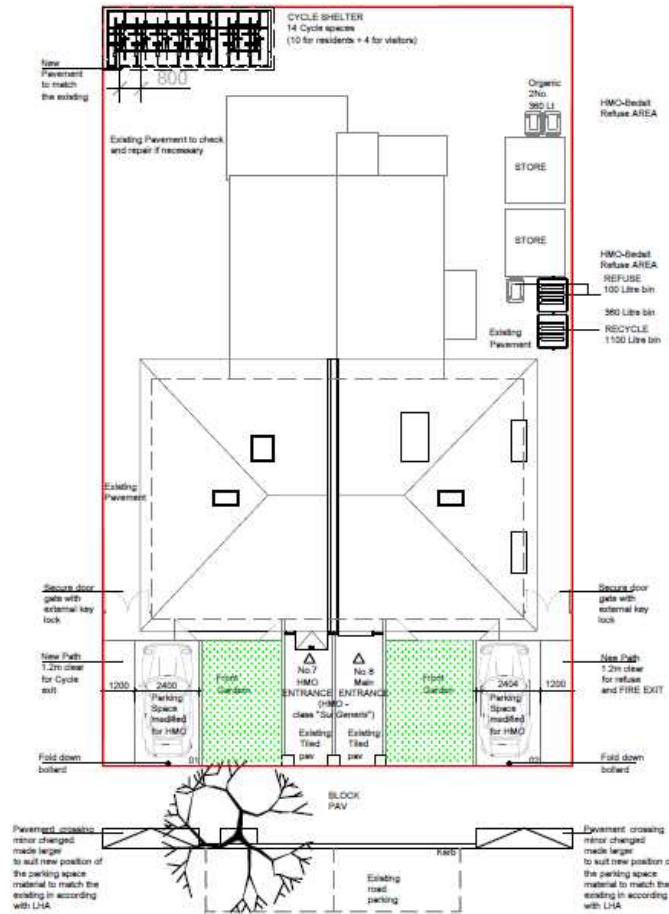


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589 - 001 C



Proposed Block Plan



589 - 002 F



Aerial photo(s) of site



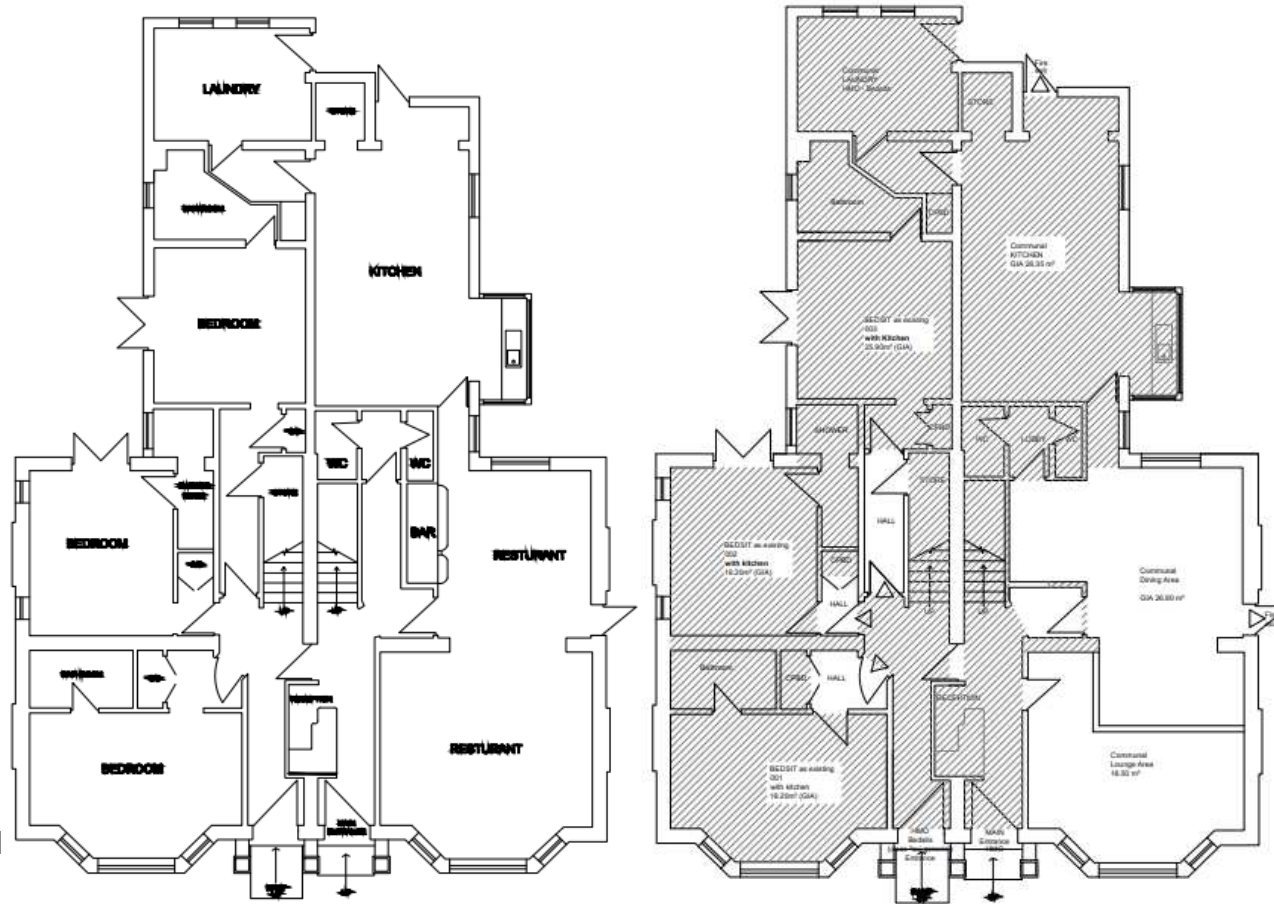
3D Aerial photo of site



Street photo of site



Existing and Proposed Ground Floor Plans

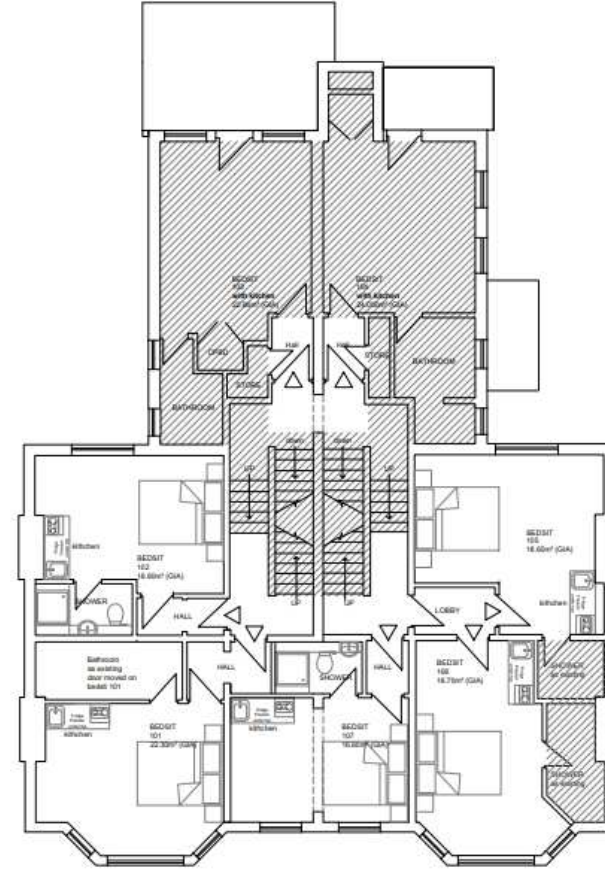
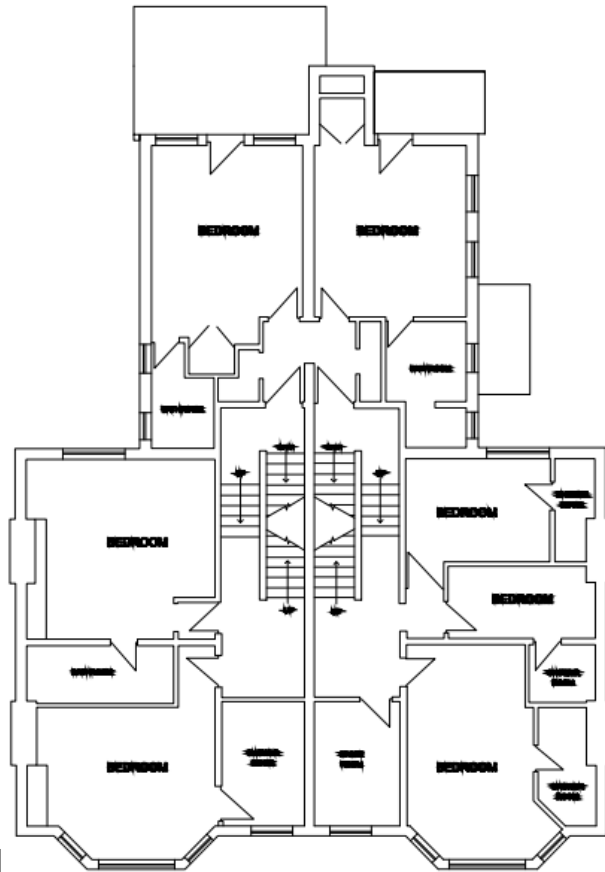


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589 - 010 and 100 I

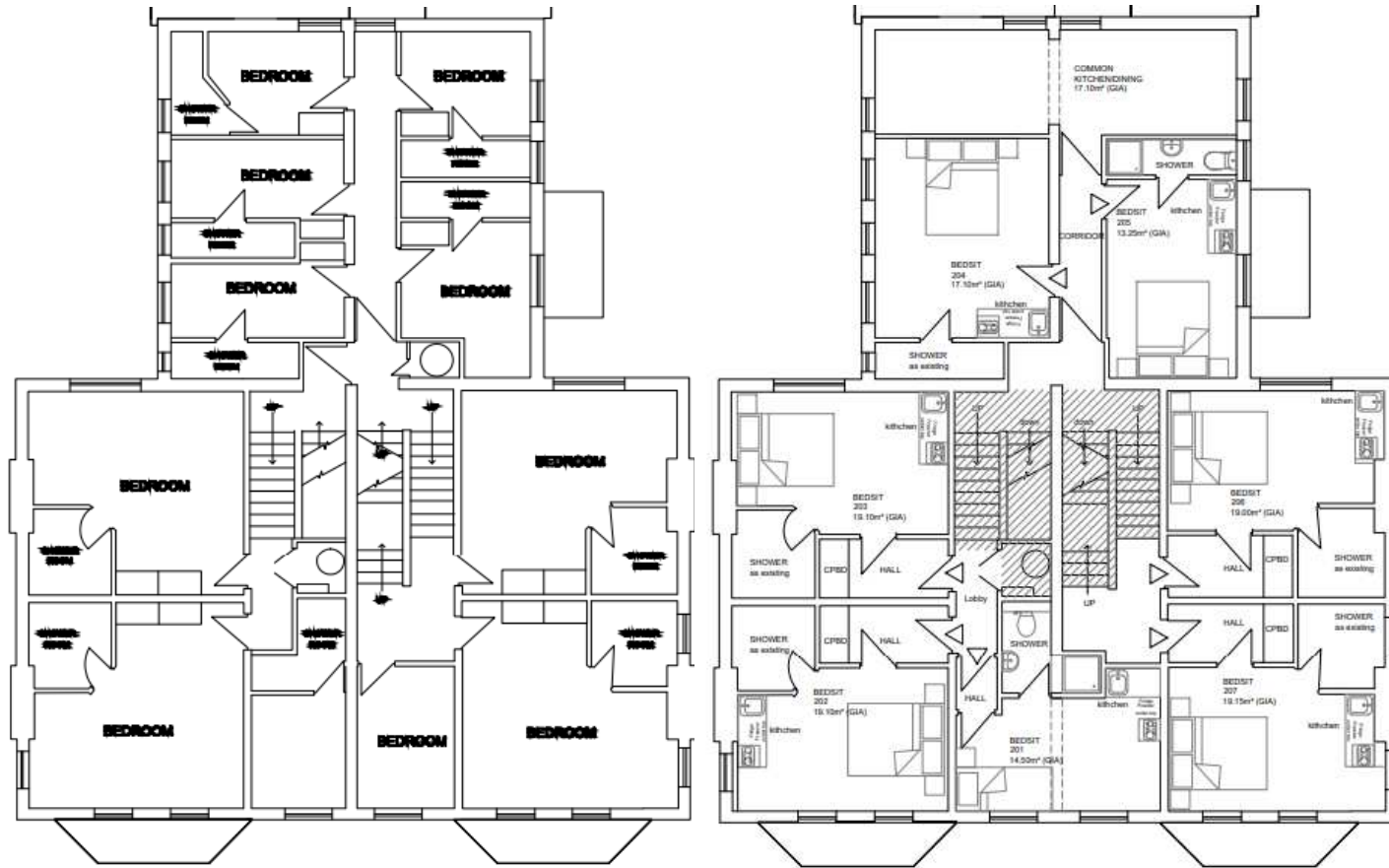


Existing and Proposed First Floor Plans



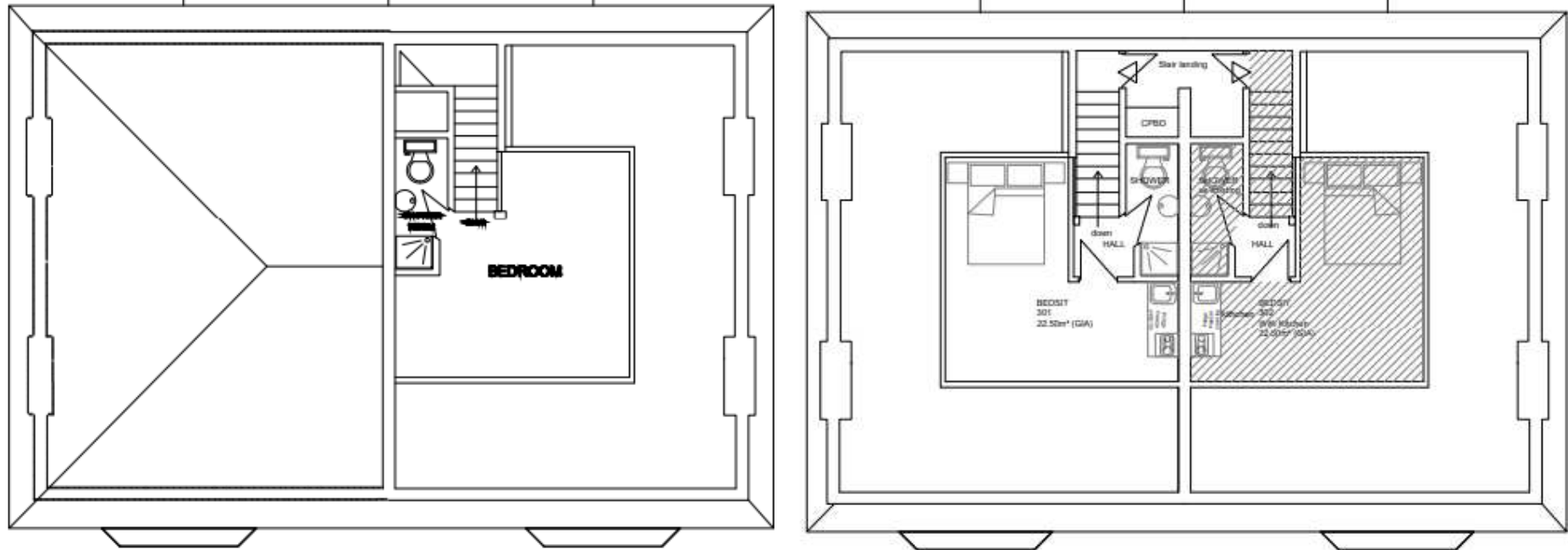
589 - 010 and 100 I

Existing and Proposed Second Floor Plans



589 - 011 and 101 E

Existing and Proposed Loft Floor Plans



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589 - 011 and 101 E



Existing and Proposed Front Elevations



14

589 - 020 A



Existing and Proposed Rear Elevations



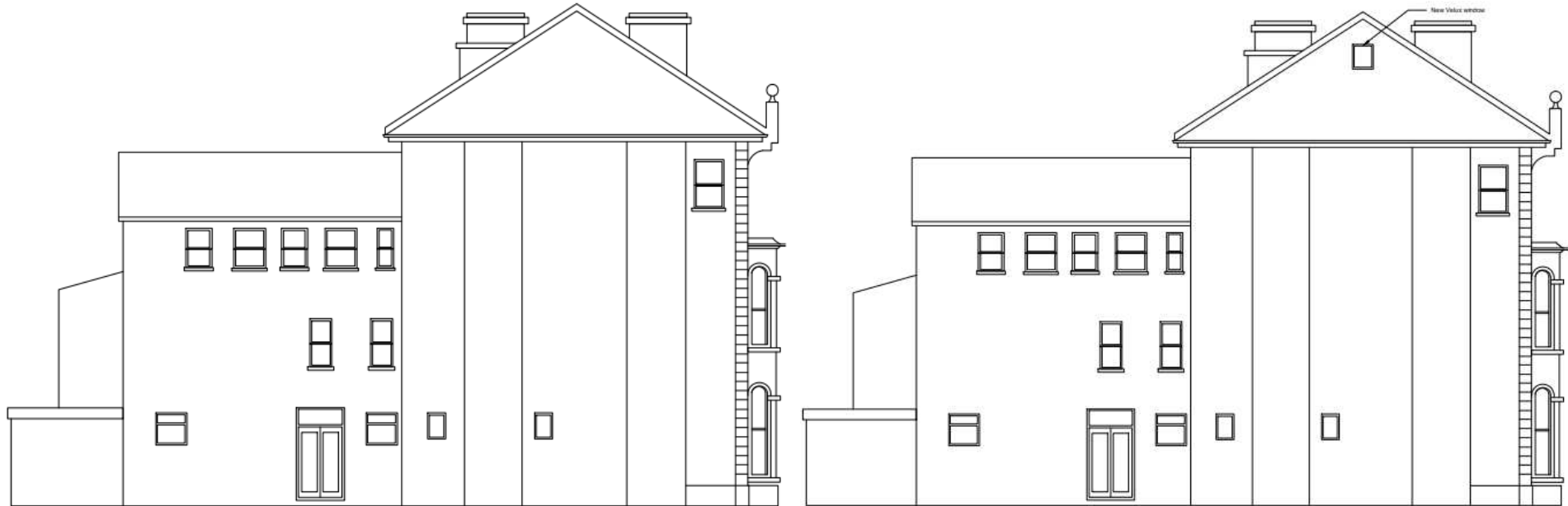
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589 - 020 A and 200 D



Existing and Proposed South Elevations

16



589 - 021 and 201 C



Key Considerations in the Application

- Principle of loss of hotel and provision of HMO / accommodation for the homeless
- Impact on the conservation area
- Impact on neighbouring amenity
- Standard of accommodation
- Impact on highways



Brighton & Hove
City Council

Conclusion and Planning Balance

- The loss of the hotel is considered acceptable because it is not in the Hotel Core Zone, there is not an overconcentration of HMOs within 50m and accommodation for the homeless is supported.
- The impact on the conservation area is minimal.
- The impact on neighbouring amenity would be controlled by the management plan (Condition 8).
- The standard of accommodation is acceptable.
- The impact on highways is insignificant.