

# 57 Northease Drive

**BH2021/00617**



**Brighton & Hove  
City Council**

# Application Description

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- Change of use from existing 6no bedroom small house in multiple occupation (C4) to 7no bedroom large house in multiple occupation (sui generis). Erection of a two storey side extension and single storey rear extension.



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# Aerial photo of site



Application site



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# 3D Aerial photo of site

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# Existing Block Plan



2142(11)1000



# Proposed Block Plan



**3** Site Location Plan  
Proposed

1:1250

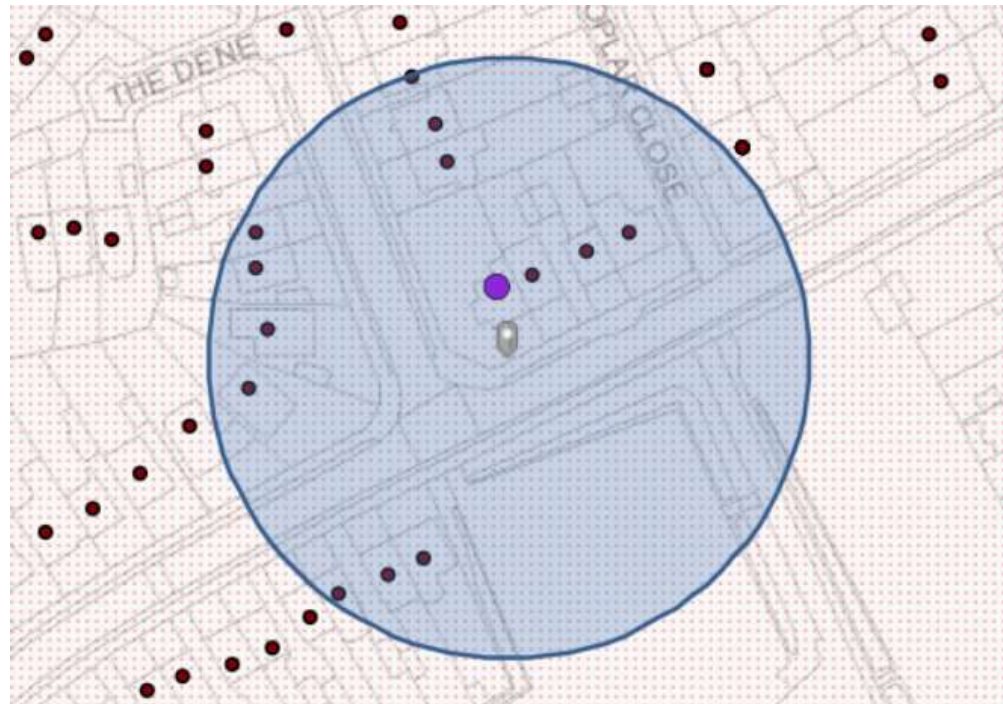
Scale in metres

2142(11)1000



# HMO Mapping

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No existing  
HMOs within  
50m of site



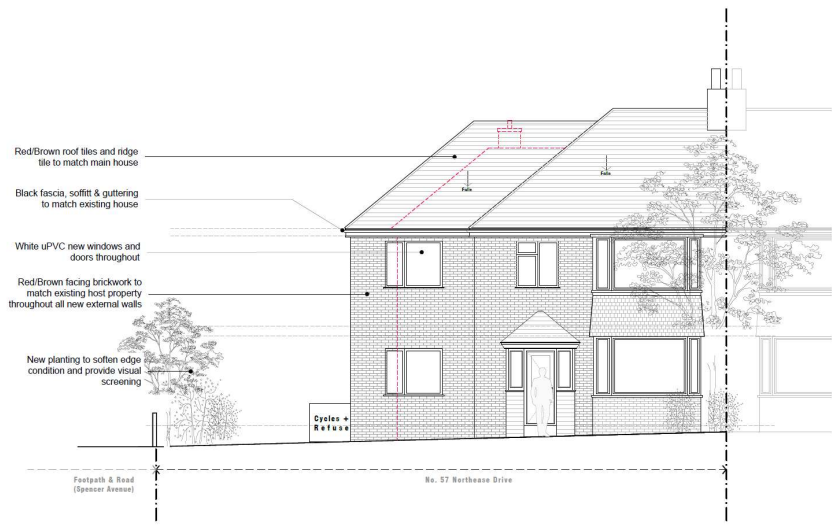
# Proposed Floor Plans



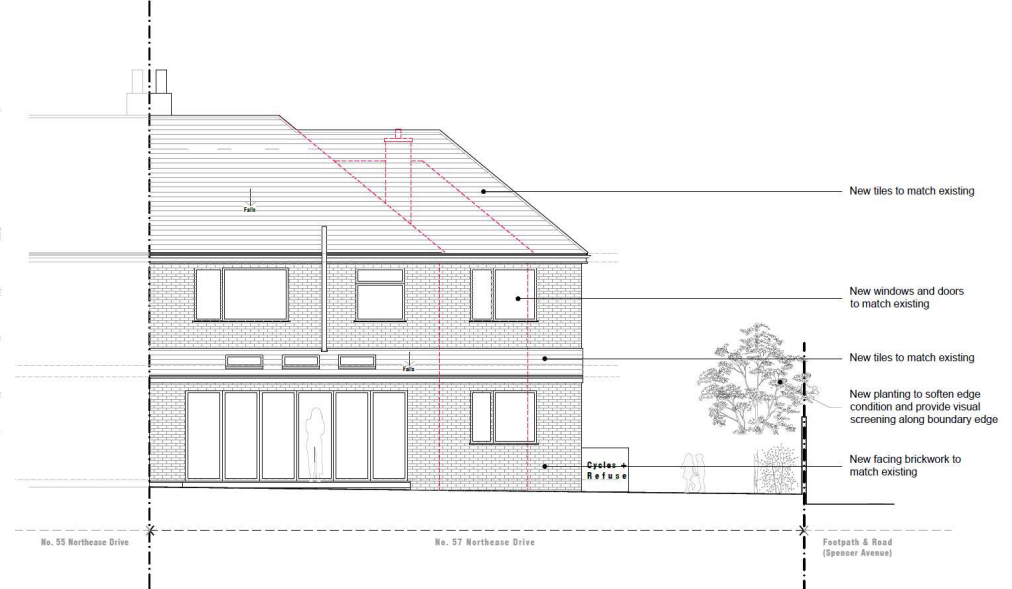


# Proposed Front and Rear Elevations

6



**01 FRONT ELEVATION** **1:100**  
PROPOSED



**03 REAR ELEVATION** **1:100**  
PROPOSED

2142(31)1000 A



# Key Considerations in the Application

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- Principle of development
- Standard of Accommodation
- Neighbour Amenity
- Transport



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# Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area.
- Design acceptable.
- Standard of accommodation acceptable.
- Impact on amenity of neighbouring residents, and highway considered acceptable

**Recommend: Approve**

