

141 Elm Grove

BH2021/03176

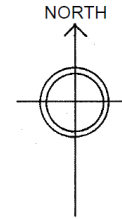


Brighton & Hove
City Council

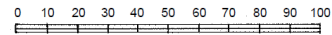
Application Description

- Change of use from residential dwelling (C3) to House in Multiple Occupation (C4) and erection of rear dormer and rear extension (part retrospective).

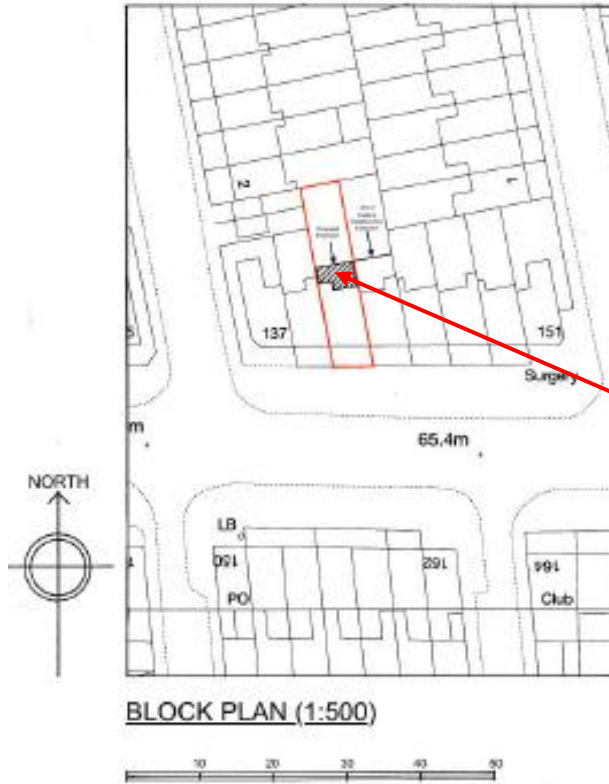
Location Plan



LOCATION PLAN (1:1250)



Proposed Block Plan



Proposed rear extension

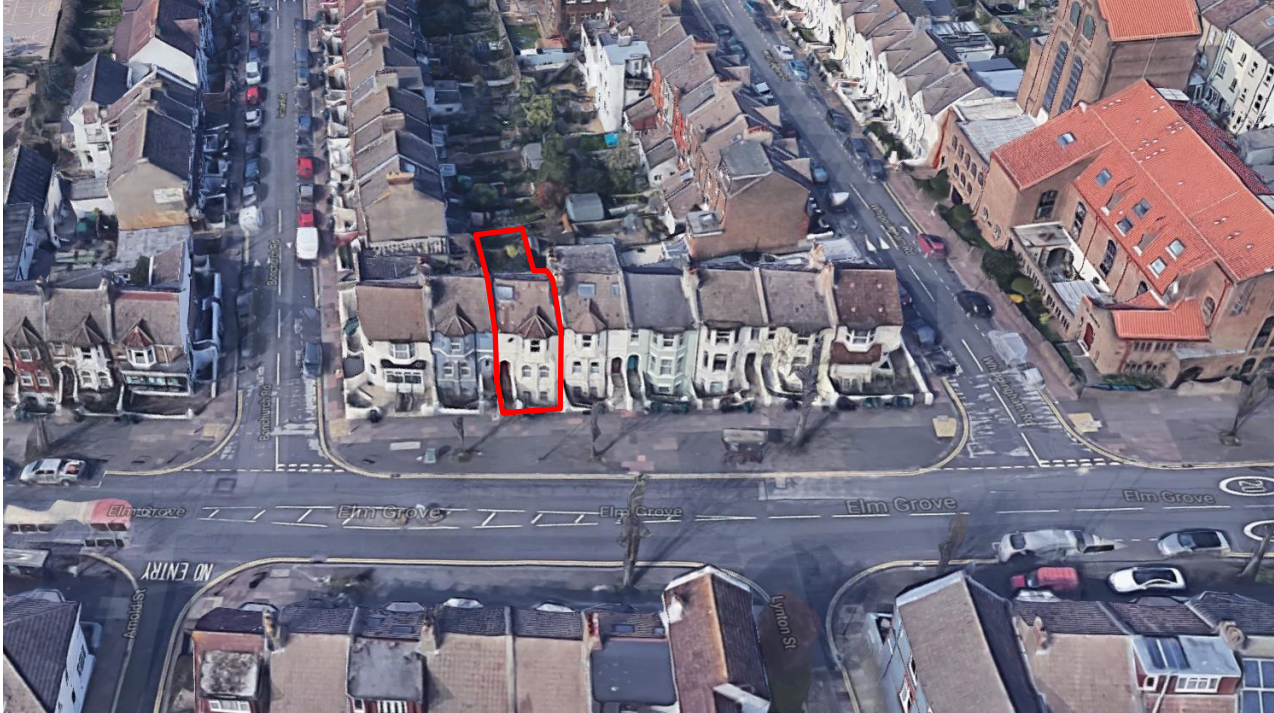
BLOCK PLAN (1:500)



Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Application site

Dormer and Extension Under Construction



Dormer and Extension Under Construction



Dormer Under Construction



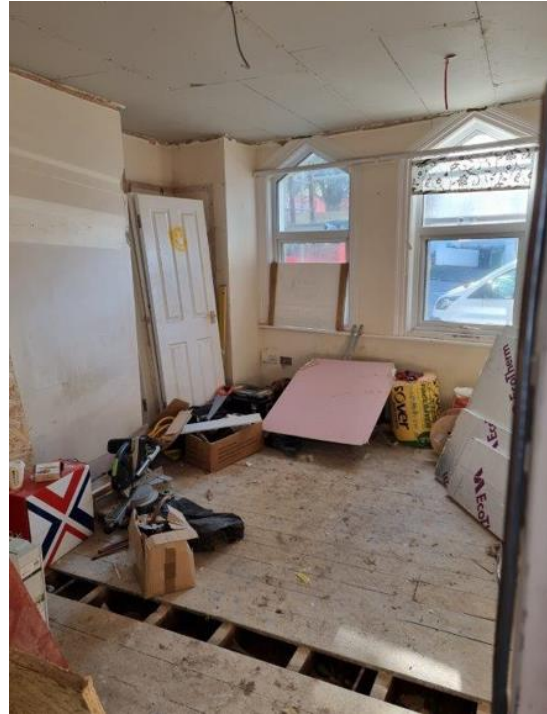
Second Floor Area



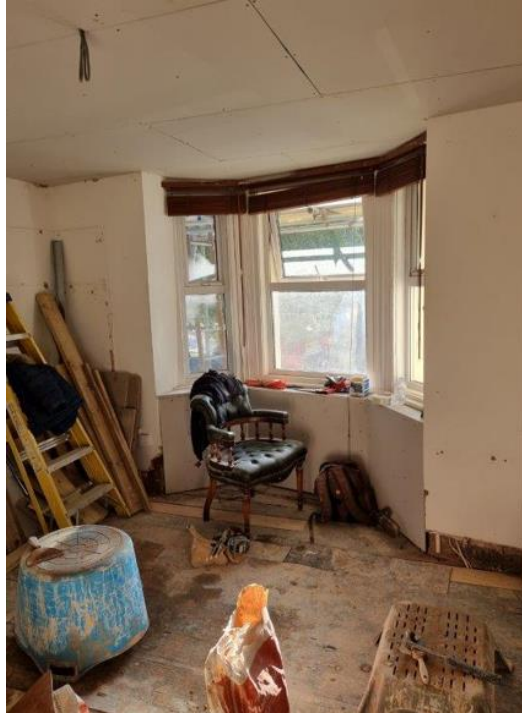
Rear Extension Under Construction



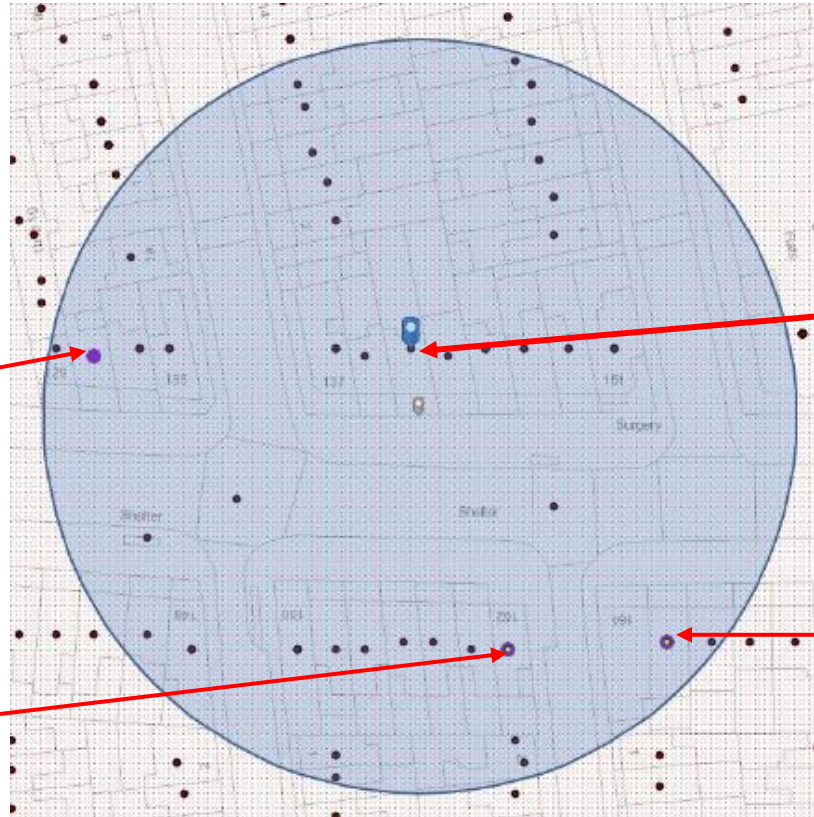
GF Front Room



1st Floor Front Bedroom



HMO Mapping



With 50m radius of site – 3.03% properties already in HMO use – therefore complies with policy CP21

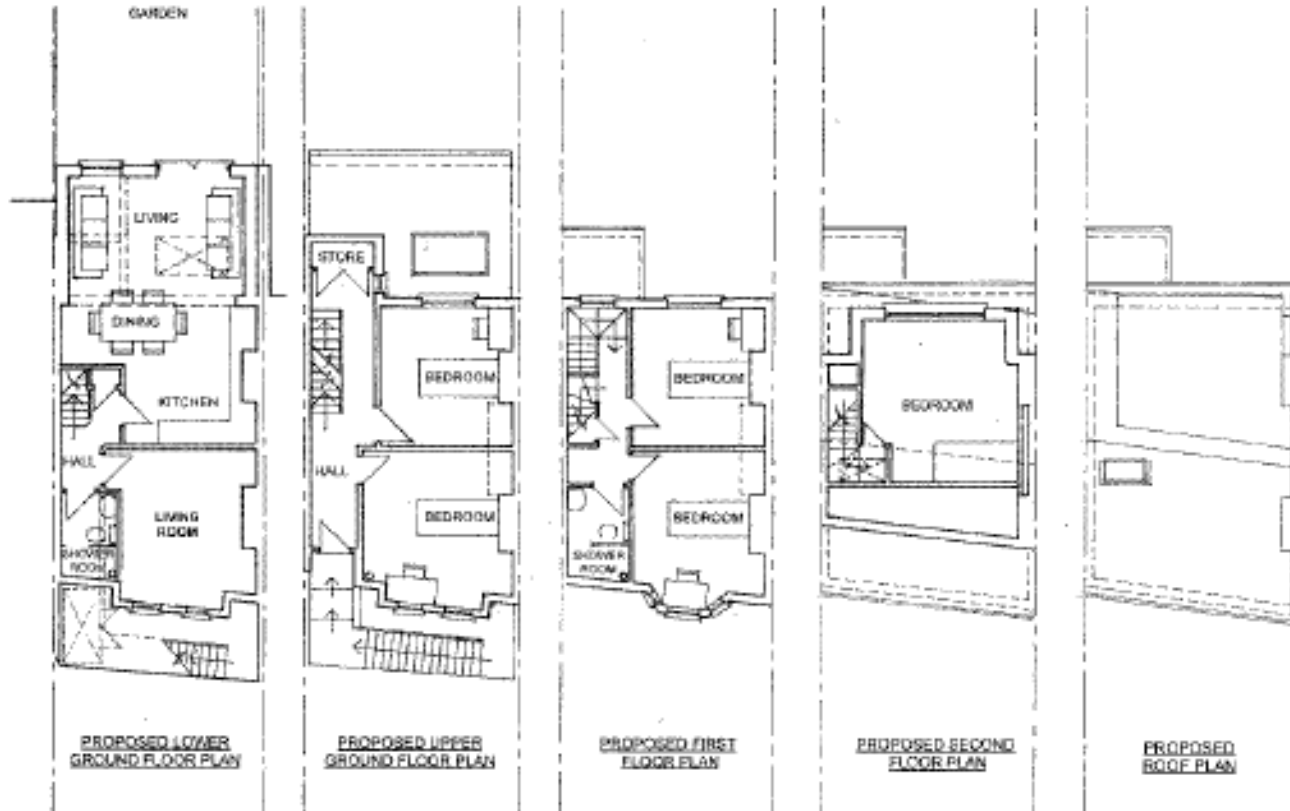
Application site

HMO

HMO

HMO

Proposed Floor Plan



Proposed Rear Elevation



Key Considerations in the Application

- Principle of development
- Design and appearance
- Standard of accommodation
- Neighbour Amenity
- Transport

Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% already in HMO use)
- Design acceptable
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable

- **Recommend: Approve**

