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# 16 And 16A Gladstone Terrace

BH2022/00947



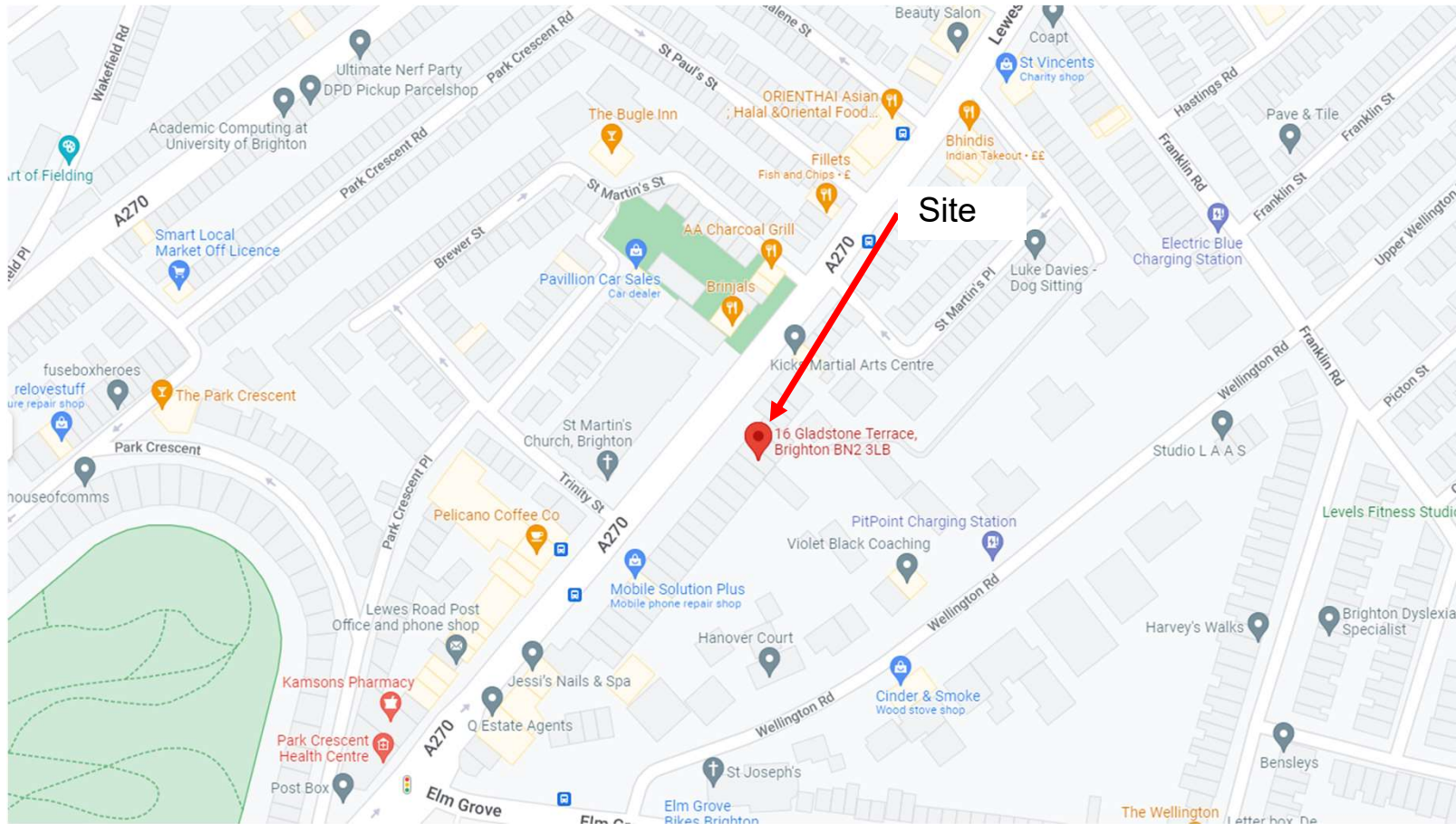
Brighton & Hove  
City Council

# Application Description

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- Change of use of 2no two-bedroom flats (C3) to a three-bedroom small house in multiple occupation (HMO - C4) and a four-bedroom small HMO (C4).

# Map of application site

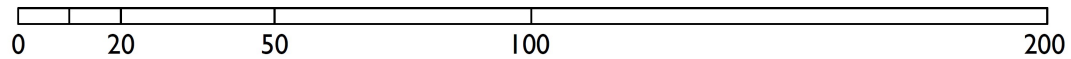


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# Location Plan



**+LP** Existing location plan - scale 1:2500 at A3  
Scale in Metres

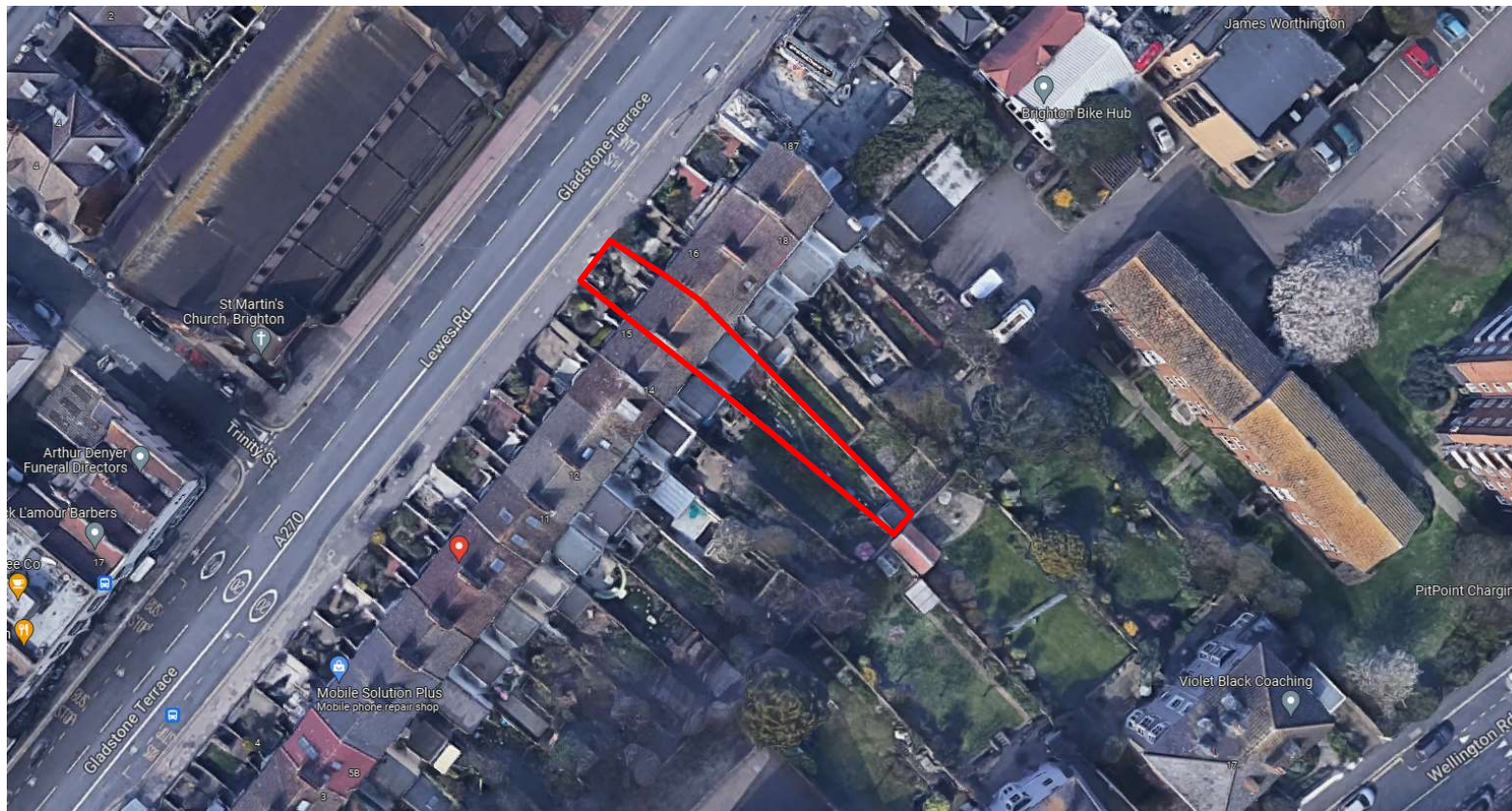


60

1838-EX-001



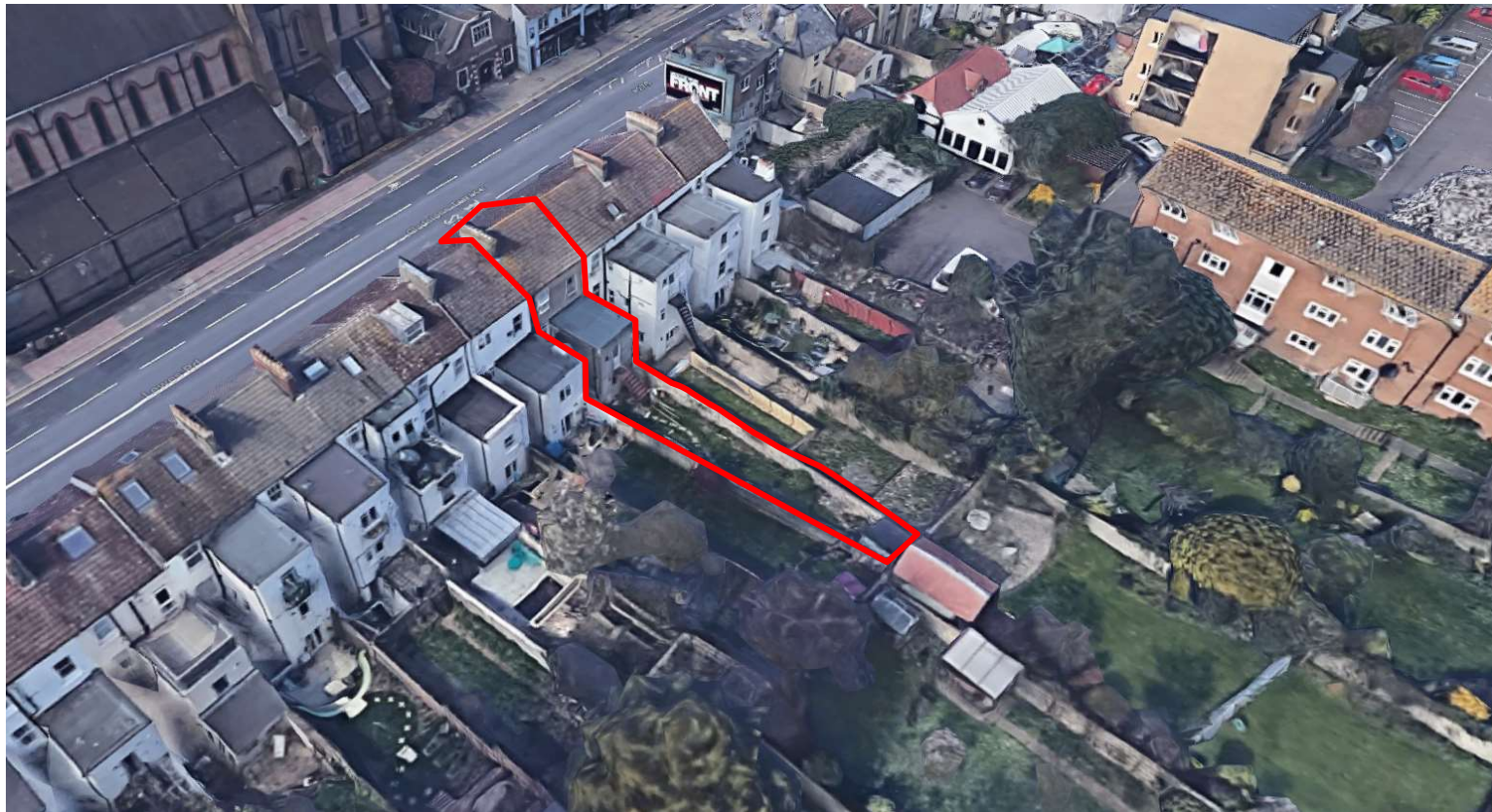
# Aerial photo of site



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# 3D Aerial photo of site

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# Street photo front of No.16



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# Street view south



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# Street view north

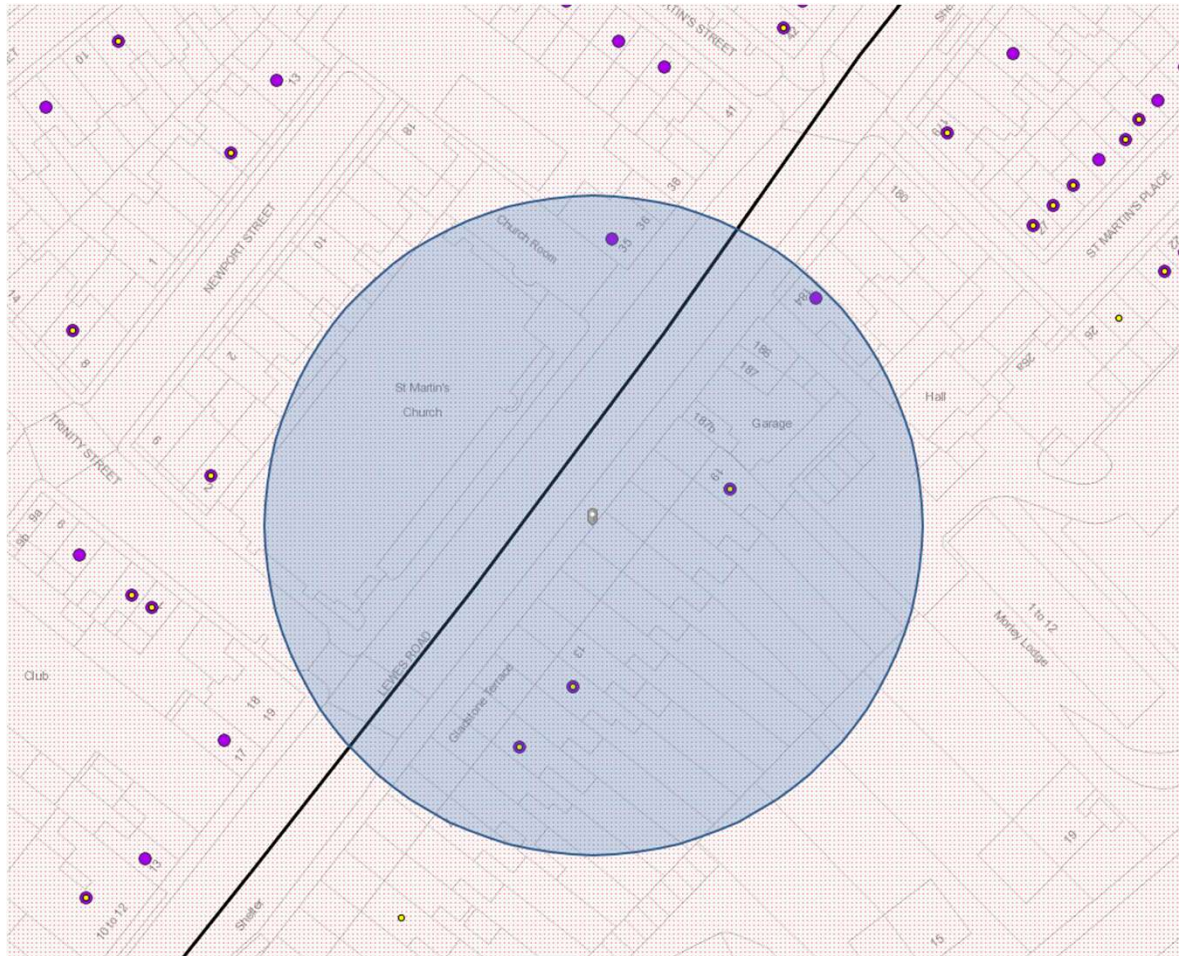


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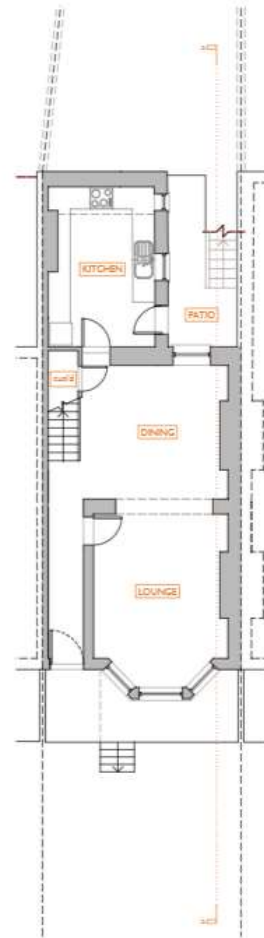
# Number of units

- One (1) three-bedroom small HMO at lower and ground floor.
- One (1) four-bedroom small HMO at first and second floor.

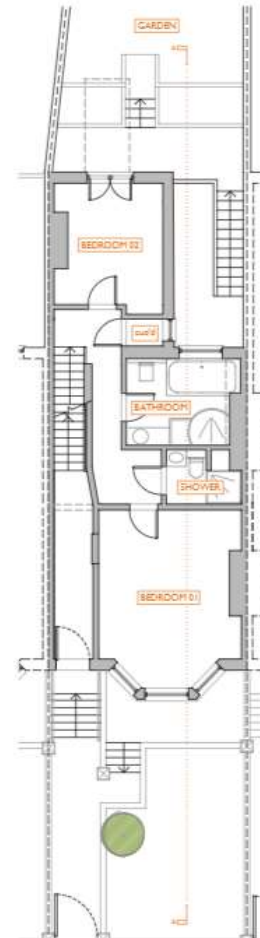
# HMO 50 Metre radius map



# Lower Ground and Ground Floor Plan Existing



-01 Existing lower ground floor plan  
Scale in Metres  
0 1 2 3 4 5



+00 Existing ground floor plan  
Scale in Metres  
0 1 2 3 4 5

# Lower Ground and Ground Floor Plan Proposed



**-01** Proposed lower ground floor plan  
Scale in Metres  
0 1 2 3 4 5

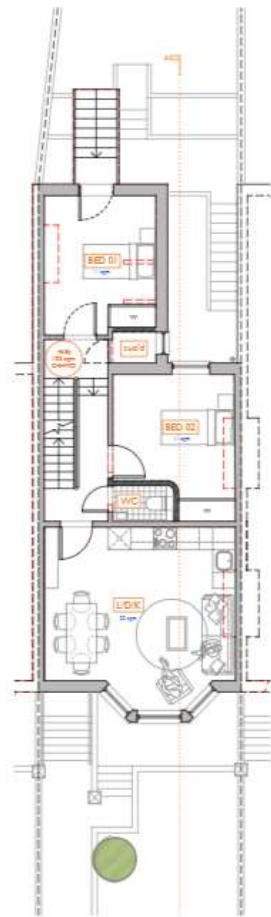


**+00** Proposed ground floor plan  
Scale in Metres  
0 1 2 3 4 5

# First and Second Floor Plan Existing



# First and Second Floor Plan Proposed



**+01** Proposed first floor plan  
Scale in Metres



**+02** Proposed second floor plan  
Scale in Metres



**+RP** Proposed roof plan  
Scale in Metres

# Existing Elevations



**+EL** Existing North elevation - scale 1:100 at A3

Scale in Metres  
0 1 2 3 4 5



**+EL** Existing South elevation - scale 1:100 at A3

Scale in Metres  
0 1 2 3 4 5

72

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# Proposed Elevations



+EL Proposed North elevation - scale 1:100 at A3

Scale in Metres  
0 1 2 3 4 5



+EL Proposed South elevation - scale 1:100 at A3

Scale in Metres  
0 1 2 3 4 5

73

1838-PA-032

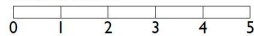


# Existing Site Section(s)



**+SX** Existing Section AA - scale 1:100 at A3

Scale in Metres



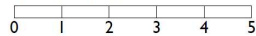
74

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# Proposed Site Section(s)



**+SX** Proposed Section AA - scale 1:100 at A3  
Scale in Metres



75

1838-PA-033



# **Key Considerations in the Application**

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- Principle of Development
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport

# Conclusion and Planning Balance

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

Recommend: **Approve**

